

**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>MC</b>	<b>Date:</b>	<b>22/10/2025</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>29/10/25</b>
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<b>Application Ref:</b>	3/2025/0655			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
<b>Date Inspected:</b>	n/a	<b>Site Notice:</b>	25/10/2025	
<b>Officer:</b>	MC			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Listed Building Consent for regularisation of replacement of sliding door and infill window with new threshing door. Proposed repairs and alterations to Crane Wood Farm Barn including: stripping and re-roofing of the main barn; replacing sheet roofing with reclaimed stone slate and repair of timber rafters, purlins and truss roof structure; repairs to the roof structure and re-roofing of adjoining slate covered lean-to shippon; alterations and repairs to window and door openings and repointing and repairs to cracks to the masonry walls.
<b>Site Address/Location:</b>	Crane Wood Farm, Whitewell Road, Cow Ark, Whitewell, BB7 3DG

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No response received.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>Growth Lancashire:</b>	Following amendments to the scheme including the retention of all historic purlins and rafters rather than replacement, the repair of the timber doorway and an amendment to correct an error relation to the retention of the shutters and hinges to the first floor window, the Heritage and Conservation Officer raises no objection from a heritage perspective.

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None received.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1 – Development Strategy                  Key Statement DS2 – Sustainable Development                  Key Statement EN5 – Heritage Assets</p> <p>Policy DMG1 – General Considerations                  Policy DME4 – Protecting Heritage Assets</p> <p>Planning (Listed Buildings and Conservation Areas) Act</p> <p>National Planning Policy Framework (NPPF)</p>
<b>Relevant Planning History:</b>

No relevant planning history.

#### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

##### **Site Description and Surrounding Area:**

Crane Wood Farm Barn is part of the group of buildings marked on the map as Crane Wood Farmhouse. These include the grade II listed Crane Wood Farmhouse and a number of farm buildings, both C20th and earlier, including the barn to which this application relates, which is considered to be curtilage listed.

The site is located within the Forest of Bowland National Landscape and the wider site is located in an area at high risk of surface water flooding but the barn is not at risk.

The listing for Crane Wood Farmhouse is as follows:

SD 64 NE BOWLAND FOREST LOW

*14/26 Crane Wood Farmhouse - - II*

*House, probably late C18th. Rendered rubble with stone slate roof. 2 storeys, 3 bays. The windows to bays 1 and 2 have plain stone surrounds and square mullions and are of 3 lights on the ground floor and 2 on the 1st floor. The right-hand bay has a sashed window with plain stone surround on the ground floor and a 2-light rebated and chamfered mullioned window of C17th type on the 1st floor. Between bays 1 and 2 is a modern window with plain stone surround, probably originally a door. Chimneys on gables and between bays 2 and 3.*

*Listing NGR: SD6693045170*

##### **Proposed Development for which consent is sought:**

The proposal seeks to retain the use as a barn for storage but includes a number of repair works and alterations to the curtilage listed building to prevent water ingress into the wall heads and roof structure, as well as prevent more significant deterioration of the fabric.

The proposal seeks to retain unauthorised barn doors which replace a C20 sliding door, and the re-opening of the threshing opening to the soffit of the arch, which was blocked when the sliding door was installed.

It also proposes stripping and re-roofing of the main barn; replacing sheet roofing with reclaimed stone slate, repair new timber rafters (these were originally proposed to be replaced) and repair purlin and truss roof structure; repairs to the roof structure and re-roofing of adjoining slate covered lean-to shippon. The proposal also includes alterations to window and door openings and repointing and repairs to cracks to the masonry walls. The existing timber door to the east elevation would now be retained and splice repairs to the base where it has become rotten (following comments from the Conservation and Heritage Officer).

The Design & Access statement has been updated to confirm that the retrospective works are for the replacement of the sliding door with new threshing doors.

##### **Impact upon Listed Buildings and Setting:**

Key Statement EN5 states that:

*“There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their*

*important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.*

*This will be achieved through:*

- *Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- *Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.”*

In addition, Policy DMG1 of the Ribble Valley Core Strategy states that:

*“All development must protect and enhance heritage assets and their settings.”*

Policy DME4 also states that: DME4 states that:

*“In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.*

## **2: LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST**

*Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.*

*Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.”*

### **Planning (Listed Building and Conservation Areas) Act 1990:**

Given the proposal relates to a Grade II Designated Heritage Asset, special regard must also be given to the statutory duties imposed on the authority, pursuant to national legislation, particularly in respect of the preservation and enhancement of such assets.

The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by s.58B (1) of Levelling-up and Regeneration Act 2023) is to preserve or enhance the special character of heritage assets, including their setting. As such, in determining applications that affect designated heritage assets, the authority must consider the duties contained within the principle Act which states the following;

### **Listed buildings - Section 16 (2) (as amended by s.58B of Levelling-up and Regeneration Act 2023):**

In considering whether to grant listed building consent for any works to a listed building the local planning authority shall have special regard to the desirability of preserving or enhancing the building. Under s.58B (2) this includes preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset.

### **National Planning Policy Framework (December 2024):**

The National planning Policy Framework (NPPF) sets out further duties in respect of determining proposals that affect heritage assets stating that *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

The Framework sets out further duties in respect of considering potential impacts upon designated heritage assets with Paragraphs 207 – 221 reading as follows:

*“212: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*213: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

*214: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

*215: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

*216: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

*217: Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*

*218: Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

*219: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

*220: Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

*221: Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.”*

**Assessment of Impacts:**

The Heritage and Conservation Officer have provided comments on the scheme. They consider the re-opening of the threshing door to the archway as originally intended is considered positive, and a heritage benefit. They note that this has enabled appreciation of the archway and barn as originally intended. The removal of the C20 sliding door is also considered a benefit, along with the more traditional style doors.

The re-roofing would involve removal of unsympathetic sheeting which harms the ability to appreciate the barn in its intended form, and the replacement in slate is a further benefit.

The Heritage and Conservation Officer welcomes the retention of the existing first floor shutters and hinges and considers that reopening of the adjacent doorway (currently a window blocked in the C20) is a benefit.

The removal of the hopper-style windows, being a poor quality C20 addition, and replacement shutters are considered to be acceptable, which could be secured by way of planning condition.

The Heritage and Conservation Officer also considers that the removal of cement and repointing in lime is also a heritage benefit.

With regards to internal works, the Heritage and Conservation Officer provided comments requesting that all historic purlins, rafters and all other historic roofing fabric is retained and treated as these pre-date the sheeting and are hand-hewn and their removal is considered unnecessary and would cause less than substantial harm. All documents have now been amended to reflect them being retained and as such, the harm has been removed.

Subject to conditions, following amendments to the scheme, the proposed alterations are considered to result in no harm to the significance of the designated heritage asset and the proposal therefore complies with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy and the NPPF.

**Observations/Consideration of Matters Raised/Conclusion:**

Having regard to the above and the requirements of the NPPF, it is noted that the development would not harm the designated heritage asset and would result in heritage benefits through the removal of inappropriate windows and materials.

As such, the proposal complies with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy and the requirements of Section 16 and 66 of the Planning (Listed Buildings and Conservation

Areas) Act 1990 and Section 16 of the National Planning Policy Framework and would not result in harm to the designated heritage asset. Having regard to all material considerations and matters raised, the application is recommended for approval subject to conditions.

<b>RECOMMENDATION:</b>	That listing building consent be granted subject to the imposition of conditions.
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