


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	8/4/26	Manager:	LH	Date:	8/4/26
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Application Ref:	3/2025/0757			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
Date Inspected:	6/2/26	Site Notice:	6/2/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Listed Building Consent for installation of water tabling to gable of house.
Site Address/Location:	Lower Beatrix, Newton Road, Newton, BB7 3BE.

CONSULTATIONS:	Parish/Town Council
Newton Parish Council:	Consulted 4/2/26 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	
CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

- Key Statement DS1: Development Strategy
- Key Statement DS2: Sustainable Development
- Key Statement EN2: Landscape
- Key Statement EN5: Heritage Assets
- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DME3: Site And Species Protection And Conservation
- Policy DME4: Protecting Heritage Assets
- Policy DMH5: Residential And Curtilage Extensions

Planning (Listed Buildings and Conservation Areas) Act 1990 Section 16

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2016/0887:

Replacement of existing nine timber-framed casement windows with nine new timber-framed casement windows (Refused)

3/2014/0296:

Replacement of single glazed windows with double glazed units (Refused)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a two storey farmhouse property situated on the Western extents of Newton-in-Bowland within the Forest Of Bowland National Landscape. Access to the application property is from Newton Road via a single width access track. A historic barn building lies directly adjacent to the West of the application property with the neighbouring property of Higher Beatrix lying approximately 100 metres away to the East of the application property. Beatrix Wood lies between the aforementioned properties with this woodland extending Northwards from the application site. The village of Dunsop Bridge lies approximately 1.5 kilometres to the South of the application site with the wider area surrounding the site comprising a mixture of woodland, agricultural land and open countryside.

The application property holds Grade II Listed Building status with the official Historic England listing description reading as follows:

'House, late C18th. Squared sandstone rubble with slate roof. Double-pile plan with central entry and end stacks. 2 storeys, 2 bays. Windows of 3 lights with plain stone surrounds and square mullions. Entry is now through a late C19th gabled stone porch with projecting quoins. Its gable wall has a one-light window with chamfered stone surround. Above it is a chamfered surround to a niche containing a picture of a sheep cast in iron. The door, in the right-hand return wall, has a plain stone surround. The house gutter is carried on stone corbels of C17th type and probably re-used. At the rear is a tall stair window with plain stone surround and transoms.'

Proposed Development for which consent is sought:

Listed Building Consent is sought for the installation of a water table to the South-western gable end of the application property and for the removal and replacement of cement render with lime render on the same elevation.

Principle of Development:

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. LPAs should, in coming to decisions, consider the principle Act which states the following;

Listed Buildings – Section 66(1) (as amended by s.58B of Levelling-up and Regeneration Act 2023) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving or enhancing the building or its setting. 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.

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.

Chapter 16 of the National Planning Policy Framework sets out expectations with regards to conserving and enhancing the historic environment. Applicants are required to describe the significance of any heritage assets affected, including any contribution made by their setting.

Local Planning Authorities should consider any loss of historic fabric to constitute harm, but to make an assessment as to the significance of the asset and apply weight to its conservation accordingly.

Accordingly, the proposed works to the Listed Building will be carefully assessed with respect to the duties above.

Impact upon Listed Building:

Paragraph 212 of the NPPF states:

'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.'

In addition, Key Statement EN5 of the Ribble Valley Core Strategy states:

'There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.'

Furthermore, Policy DME4 of the Core Strategy states:

'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.'

Heritage impact is considered to be the potential level of harm upon the significance of a heritage asset caused by development proposals. The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest can be archaeological, architectural, artistic or historic.

Statements Of Heritage Significance, Historic England (2019) defines these as follows:

'Archaeological Interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'

'Architectural And Artistic Interest: Interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.'

'Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.'

National Planning guidance requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting in order to allow the LPA to come to a judgment about the level of impact on that significance and therefore on the merits of the proposal.

A heritage statement has been provided in support of the application which summarises the significance of the heritage asset as follows:

'The farmhouse once small shows extension which came with increased farming activities and growth...The property has moderate historic value as it provides evidence of farming life within this area of Whitewell which has long continued...The building shows a typical form of farmhouses in this area with typical vernacular detailing such as the simple tall window detail to the internal staircase which is found in many farmhouses in this valley.'

Accordingly, the above observations indicate that the significance of the application building is largely underpinned by its historical interest (evidence of historic farming practices) and architectural interest (window detailing).

Making changes to Heritage Assets, Historic England (2016) states:

'Good conservation of heritage assets is founded on appropriate routine management and maintenance. Such an approach will minimise the need for larger repairs or other interventions and will usually represent the most economical way of sustaining an asset...Original materials normally only need to be replaced when they have failed in their structural purpose.'

In this instance, the application's Heritage Statement states that the proposed works are necessary due to long suffering water ingress to the application property's South-western gable elevation. It is stated that the verge detail between the slate and wall top on the property's South-western gable is currently exposed (this can be seen in photographs from the application's bat survey report) to driving rain which in turn is allowing water to enter the top floor room of the property. In addition, it is stated that the existing cement pebble dashed render in place on the property's South-western elevation is in poor condition with crazing and cracking visible (visible in the case officer's site visit photos) which in turn is facilitating water ingress and trapped moisture within the wall. As such, the proposed introduction of water tabling to the South-western elevation of the application property would protect the currently exposed verge and in turn prevent damage to occur which could ultimately lead to timber decay and loss of historic fabric. Similarly, the removal of the existing cement pebble dashed render and application of lime render would protect the property's South-western elevation from driving inclement weather whilst allowing the wall to breathe and moisture to evaporate at a slow rate. Furthermore, whilst the proposed introduction of water tabling would carry some visual impact, the proposed water tabling would comprise a buff sandstone detail which would be in keeping with the existing materials on the property and its design would also match the roof / wall detail in place on the historic barn building adjacent to the application property.

Taking account of all of the above, the works proposed would be compliant with current heritage guidance and would contribute towards the preservation of the heritage asset through preventing further occurrences of water ingress and damp. Furthermore, it is not considered that these works would detract from the character and appearance of the heritage asset. The works proposed are therefore considered to be acceptable. Consequently, the proposed development would satisfy the requirements of Section 16 of the Listed Buildings and Conservation Areas) Act 1990, Paragraph 212 of the NPPF and Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

Landscape / Ecology:

The submitted daytime bat survey carried out at the application site on 6/11/25 identifies foraging potential in the area surrounding the application site as being limited, with the property's South-western verge identified as holding negligible suitability for roosting bats. Furthermore, no current or historic evidence of bats or nesting birds was observed on site. As such, no further survey work has been recommended however the submitted ecology report provides recommendations to be adhered to during any works to the property's verge and roof and compliance with these recommendations has been secured by way of a planning condition.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development amounts to repair and maintenance work which would preserve the heritage asset.

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:	That Listed Building Consent be granted subject to the imposition of conditions.
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