

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	KH	Date:	26/08/26	Manager:	LH	Date:	4/9/26

Application Ref:	2025/0982			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	29/01/26	Site Notice expired:	19/02/26	
Officer:	KH			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	PP for lead works to the junctions of the roof as required, repair and replace windows as required, re-pointing, improve surface water management, renew rainwater goods as required and reinstate historic windows.
Site Address/Location:	Cockshotts Farm, School Lane, Simonstone BB12 7HR

CONSULTATIONS:	Parish/Town Council
No comments.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1 – Development Strategy Key Statement DS2 – Sustainable Development Key Statement EN4 – Biodiversity and Geodiversity 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 Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2001/0884 – Internal alterations LBC – Approved.

3/2024/0918 – LBC for proposed internal and external renovation works including removal of render, re-pointing, installation of insulation, improved rainwater management, repair and replacement of windows, installation of two stoves to existing fireplaces, installation of acoustic wall on the party wall, automatic Mist Suppression System and external landscaping – Approved.

3/2024/0919 – PP for proposed external renovation works including removal of render, re-pointing, improved rainwater management and repair and replacement of windows – Approved.

3/2025/0983 – LBC Externally: Lead work repairs to the junctions of the roof, repair and replace windows which are beyond repair, remove paint and cement render and re-point, relay paths and improved surface water management, repair and renew rainwater goods and reinstate historic windows. Internally: new openings in existing walls, form partition walls at first floor, expose and restore existing fireplace, install 2 wood burning stoves, mist sprinkler system and retain historic fire hood – Pending.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

Cockshotts Farm is a two storey Grade II listed dwellinghouse located on School Lane which is sited within the settlement of Simonstone.

The list description states Cockshutts Farm Cottage Cockshutts Farmhouse with the Cottage being attached to the Farmhouse.

The List entry for the exterior states “Farmhouse, probably C16 enlarged in C17, now 2 dwellings. Slobbered thin sandstone rubble (except wing which is faced in squared sandstone), stone slate roof with a chimney on the ridge of the junction of the bays, one at the right gable, and another at the rear corner of the wing. T-shaped: 2 bay through passage [plan hall-range with projecting stair-turret porch to 2nd bay, and crosswing at left end. Two storeys; 2-storey porch with carried down roof has chamfered doorway to left, round headed light to right; hallpart has a 5-light window with recessed ovolo and fillet mounded mullions and hoodmould, an inserted door close to the wing on the left, at 1st floor a similar 2-light window and a 12 pane sash. Gable wall of wing has windows of 5 lights at ground floor and a 4 lights above, both with cavetto-moulded mullions and hoodmoulds. Right return wall has 2 small deeply-chamfered round-headed lights on each floor (one blocked); rear of this part has 3 similar windows at 1st floor, and at ground floor 2 small windows and a wide shouldered opening to a recessed doorway to the through passage; rear of hallpart has, inter alia, quoins to the junction, a recessed 2-light window at 1st floor (lacking the mullion), and a little square light above the back door next to the wing; rear gable of wing has two 2-light windows at ground floor and another above.

Whilst the site has a frontage onto School Lane the main vehicular and pedestrian access is via the track to the side of the property.

Proposed Development for which consent is sought:

Planning permission is sought for lead work repairs to roof tiles as required, repair and replace windows, remove paint and cement render and re-point, relay paths and improve surface water management, improve rainwater management and repair or replace rainwater goods and reinstate historic windows.

Principle of Development:

Cockshott Farmhouse is Grade II listed and therefore the principle of the development is dependent upon the level of harm to the significance of the listed building together with compliance with policy.

Impact upon Listed Building and Setting:

In considering whether to grant listed building/planning permission for development which affects a listed building or its setting the Local Planning Authority shall have regard to the desirability of preserving and enhancing the building or its setting or any special features of special architectural or historic interest which it possesses as required by Sections 16 and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act.

National Planning Policy Framework requires that when considering the impacts of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm.

One issue is whether the proposal would result in any harm to the significance of the listed building. The properties significance lies in its aesthetic and historic context, primarily evidenced in the buildings C16th fabric and architectural form/appearance. In this context, as a listed building, it can be attributed as having a high significance.

The external changes (as amended which removed the majority of the works to the roof) including the removal of render, re-pointing and rainwater management would result in improvements whilst the repair and replacement of windows and reinstating historic windows, subject to details would be acceptable and result in a more cohesive development.

The proposals are considered to preserve the overall special interest of the listed building and whilst there is likely to be some limited low level, less than substantial harm caused by the works this has been fully justified in the submission in accordance with Policy HE5 of the NPPF (2026).

The proposed works are acceptable with the main concerns relating to the interior features and the harm caused by opening up the historically blocked cross-passage and removal of the staircase now amended with an additional opening to the east.

Whilst the new opening, re-roofing work and loss of some of the historic windows will undoubtedly cause less than substantial harm this is justified and thus satisfies Policy HE5 of the NPPF (2026).

Further information should be provided in terms of provision in a method statement and an assessment of the existing roof structure to be undertaken when the building is scaffolded to inform the protection of the roof and the details of the repairs.

In this respect of the proposed alterations will cause less than substantial harm to the significance of the listed building.

The duty's imposed by s.16(2) and s.66(1) of the Planning (Listed Building and Conservation Area) Act 1990 have been given considerable weight in the comments above.

Subject to appropriate conditions the proposal will be of less than substantial harm which would be offset by the benefits of retaining and improving this residential building leading to its long-term conservation.

The proposal would therefore meet the objectives of the National Planning Policy Framework and would accord with Policy DMG1, Policy DME4 and Key Statement EN5 of the Ribble Valley Core Strategy.

Impact Upon Residential Amenity:

As the works are for repair and replacement these would not result in any undue harm to residential amenity.

Visual Amenity/External Appearance:

As the works are for repair and replacement these would not result in any undue impact on visual amenity.

Highways/Drainage;

There are no highway implications or drainage issues to consider.

Landscape/Ecology:

A Preliminary Ecological Appraisal (October 2024) was submitted in support of the application which concludes that work relating to site clearance of vegetation should be undertaken outside of the breeding bird season. Further surveys are recommended for roosting birds both for the house and the outbuilding due to the nature of the works proposed. No work is proposed to the outbuilding and limited roof repairs to the main house; however, this would be a consideration for works to the roof and therefore further field surveys shall be undertaken to consider potential impact and mitigation works during and post construction.

This can be controlled by appropriate conditions.

RECOMMENDATION:

That Planning Permission be granted approved subject to the imposition of appropriate conditions.