


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	16/3/26	Manager:	LH	Date:	20/3/26
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Application Ref:	3/2026/0034			 Ribble Valley Borough Council <small>www.ribbonvalley.gov.uk</small>
Date Inspected:	~	Site Notice:	6/2/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Listed Building Consent to replace existing windows with new double-glazed windows.
Site Address/Location:	Oxenhurst Farm, Back Lane, Slaidburn, BB7 3EE.

CONSULTATIONS:	Parish/Town Council
Newton Parish Council:	Consulted 29/1/26 – 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 DME4: Protecting Heritage Assets
- Policy DMH5: Residential And Curtilage Extensions

Planning (Listed Buildings and Conservation Areas) Act Section 16

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2025/0679:

Application for Listed Building Consent to replace existing windows with new double-glazed windows with larger sections (Withdrawn)

3/2022/0749:

Application for Listed Building Consent to carry out repairs following a chimney fire including emergency roof repairs and reinstatement works after drying. Including chimney repointing and relaunching of chimney pots and installation of flue line. Removal of existing Marley modern concrete roof tiles, timber battens and roofing felt to the front and rear roof pitch. Include for removing and refitting two Velux

windows and remove and replace ridge tiles. Mineral felt roofing membrane to be installed with battens and replacement concrete tiles. Cleaning of damaged timbers and stone flags. Isolated plaster removal and replacement to certain areas. Removal and replacement of two plasterboard ceilings (Approved)

3/2022/0748:

Application for Planning Permission to carry out repairs following a chimney fire including emergency roof repairs and reinstatement works after drying. Including chimney repointing and relaunching of chimney pots and installation of flue line. Removal and replacing of rear roof pitch,. Cleaning of damaged timbers and stone flags. . Isolated plaster removal and replacement to certain areas. Removal and replacement of two plasterboard ceilings (Withdrawn)

3/1997/0132:

Conversion of barn and associated land to residential use. Conversion of former midden to garage (Approved)

3/1997/0131:

Conversion of barn and associated land to residential use. Conversion of former midden to garage (Approved)

3/1995/0368:

Extension to existing dwelling including use of 2 no. Bedrooms for bed & breakfast. Erect detached garage, garden store and hobby workshop (Withdrawn)

3/1995/0367:

Replacement and enlarged stables linked to general agricultural building (Withdrawn)

3/1993/0058:

Conversion of shippon into cottage (listed building application) (Approved)

3/1992/0721:

Conversion of a building to form one dwelling house (Approved)

3/1991/0771:

Conversion of barn to residential use (Approved)

3/1991/0770:

Conversion of barn and associated land to residential use. Conversion of former midden to garage (Approved)

3/1991/0269:

Proposed barn conversion to residential property (Approved)

3/1990/0703:

Conversion of barn to dwelling (Refused)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a farmhouse property situated on the Western outskirts of Slaidburn within the Forest Of Bowland National Landscape. Access to the property is from the West off Back Lane via an access track which also serves as Public Rights Of Way FP0329001 and FP0329003. The application property is adjoined by Oxenhurst Cottage and Oxenhurst Barn on its North-eastern side with both of

these properties holding curtilage listed structure status by virtue of their historic ties to Oxenhurst Farm. The surrounding area comprises a mixture of woodland, agricultural land and open countryside.

Oxenhurst Farm holds Grade II Listed Building status with the official Historic England listing description reading as follows:

'House, late C18th. Sandstone rubble with slate roof. Double-pile plan with central entry and end stack. 2 storeys, 2 bays. Windows have plain stone surrounds and square mullions, those to the left-hand bay being of 2 lights, those to the right-hand bay of 3 lights. The south-west gable is now of double thickness, having had a second, outer, wall added.'

Proposed Development for which consent is sought:

Listed Building Consent is sought for the replacement of the application property's existing windows with new double glazed windows. The windows to be replaced comprise the two ground and first floor windows within the property's principal South-eastern elevation and a single ground floor window within the rear North-western elevation of the property.

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 and Method Statement has been provided in support of the application which summarises the significance of the application building as follows:

'...the main building structure is the main area of significance on site, this being the original Sandstone rubble masonry walls and the stone mullions, which create a uniform like appearance to the front elevation.'

Accordingly, the above observations indicate that the significance of the application building is largely underpinned by its architectural interest (mullioned window features / symmetrical principal elevation) along with some archaeological interest (extant historic fabric).

In terms of justification for the works proposed, the application's Heritage Statement states that the proposed works are necessary due to the existing window frames within the property being rotten which in turn is having a detrimental impact upon the aesthetic of the property and its structural condition. As such, it is stated that the replacement of the existing rotten frames with new timber frames would preserve the overall aesthetic of the property and protect its structural integrity.

The *Institute Of Historic Building Conservation (2021)* provides guidance with respect to the installation of doors and windows within heritage assets as follows:

'As a general rule, original doors and windows should be retained. They should be replaced only where they are demonstrably beyond repair and should match the originals, or later historically or architecturally important replacements, in every respect.'

In addition, *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.'

In this instance, the windows to be replaced within the application property comprise the two ground and first floor windows within the property's principal South-eastern elevation and a single ground floor window within the rear North-western elevation of the property, with the application's photographic survey showing all of these windows as being rotten and in a general state of disrepair. As such, it is clearly apparent that the windows in question have failed in their structural purpose and are demonstrably beyond repair therefore their replacement with new windows is considered to be justified in this instance. The proposal seeks to replace the aforementioned existing windows with new Accoya (premium grade timber) casement frames and double glazed units, both of which would comprise discreet profiles that would be recessed into the property's existing window openings as per the existing windows in place. As such, the proposed replacement windows would read as subtle and congruent additions to the property. In addition, the replacement window frames would be detailed in a water based eggshell paint which would provide the replacement window frames with a smooth and durable finish. Furthermore, the replacement of the existing window frames would prevent future occurrences of water ingress, damp, mould and heat loss within the property. Moreover, a method statement for the proposed works has been provided in support of the application which indicates that the proposed works would be sensitively undertaken through the use of hand tools so as to avoid any damage to the historic fabric of the Listed Building.

Taking account of all of the above, the works proposed would be compliant with current heritage guidance and as such are considered to be acceptable. In addition, these works would be carried out in a sensitive manner and would contribute towards the preservation of the heritage asset through preventing further deterioration and increased energy efficiency. The proposed development would therefore 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.

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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