


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:	3/2026/0040			 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 replacement of front door, retrospective removal of oil-based paint from stone dressings and retrospective ad hoc lime pointing. Retrospective replacement of render on south-west gable and reinstatement of two blocked windows in south-west elevation of rear wing.
Site Address/Location:	Duke of York Inn, Grindleton Brow, Grindleton, BB7 4QR.

CONSULTATIONS:	Parish/Town Council
Grindleton Parish Council:	No objections.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	
CONSULTATIONS:	Additional Representations.
One letter of support has been received in relation to the proposal.	

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:

3/2026/0183:

Approval of details reserved by conditions 3 (details of stone walling), 4 (details of greenhouse) and 5 (window sections) of listed building consent 3/2025/0745 (Ongoing)

3/2025/0745:

Listed Building Consent for reinstatement of window and greenhouse in garden (Approved)

3/2025/0314:

Approval of details reserved by conditions 12 (biodiversity net gain) and 13 (habitat management and monitoring plan) and the statutory biodiversity condition of planning permission 3/2024/0439. (Approved)

3/2025/0214:

Approval of details reserved by conditions 3 (walling and roofing materials), 4 (specifications of proposed windows and doors), 5 (conservation roof lights), 6 (boundary treatments), 7 (archaeological investigation), 8 (staircase) and 9 (lighting) of Listed Building Consent 3/2024/0440. (Approved)

3/2025/0213:

Approval of details reserved by conditions 3 (walling and roofing materials), 4 (specifications of proposed windows and doors), 5 (conservation roof lights), 6 (boundary treatments), 7 (archaeological investigation), 8 (lighting), 10 (parking and turning), 11 (landscaping), 12 (biodiversity gain plan) and 13 (habitat management and monitoring) of planning permission 3/2024/0439. (Approved)

3/2024/0440:

Listed Building Consent for change of use from public house with living accommodation to residential use. Demolition of side and rear extensions and construction of single-storey extension to side and detached garage. Alteration to vehicle access and creation of domestic curtilage. (Approved)

3/2024/0439:

Application for planning permission for change of use from public house with living accommodation to residential use. Demolition of side and rear extensions and construction of single-storey extension to side and detached garage. Alteration to vehicle access and creation of domestic curtilage. (Approved)

3/2022/0884:

Listed Building Consent for the change of use from public house with bar serving food and living accommodation to public house with bar serving food, cafe and B&B accommodation, associated extension and alterations to the building. Construction of three one-bed holiday apartments, managers accommodation, alterations to vehicle access and landscaping (Approved)

3/2022/0883:

Application for planning permission for change of use from public house with bar serving food and living accommodation to public house with bar serving food, cafe and B&B accommodation, associated extension and alterations to the building. Construction of three one-bed holiday apartments, managers accommodation, alterations to vehicle access and landscaping (Approved)

3/2021/1249:

Listed Building consent for the change of use from public house with living accommodation to residential use. Demolition and replacement of single storey extensions, alterations to vehicle access and landscaping. Following refused application 3/2019/0050 (Refused)

3/2021/1248:

Change of use from public house with living accommodation to residential use. Demolition and replacement of single storey extensions, alterations to vehicle access and landscaping. Following refused applications 3/2019/0049 and 3/2020/0219 (Refused)

3/2020/0219:

Change of use from public house with living accommodation (A4 drinking establishment) to residential use (C3 dwelling). Resubmission of application 3/2019/0049 (Refused)

3/2019/0050:

Change of use from public house with living accommodation to one dwelling with business use. Demolition of existing single-storey extensions and construction of new single-storey extension (Refused)

3/2019/0049:

Change of use from public house with living accommodation to one dwelling with business use. Demolition of existing single-storey extensions and construction of new single-storey extension. Construction of new, two-storey, three-car garage with business storage above. Construction of three new two-storey holiday lets (Refused)

3/2009/0289:

Proposed level standing/seating area (Listed Building Consent) (Resubmission) (Approved)

3/2009/0288:

Proposed level standing/seating area (Resubmission) (Approved)

3/2008/0448:

Retrospective application for decking to front of building (Refused)

3/2008/0447:

Retrospective application for decking to front of building (Refused)

3/1997/0842:

Extension to rear of premises to form link to toilets and store (conservation area consent) (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a former public house situated in the defined settlement area of Grindleton within the Grindleton Conservation Area and Forest Of Bowland National Landscape. Access to the application property is from Grindleton Brow and Main Street with a garden area encompassing the North-western and South-western sides of the application property and with the North-western side of the property being adjoined by No. 1 - 4 Kayley Terrace. The application property lies within a predominantly residential area 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:

'Public house, early C19th. Squared sandstone with diagonal tooling. Stone slate roof. Double-pile plan with end stacks and chamfered quoins. 2 storeys with attic, 2 bays. Windows sashed with no glazing bars and with plain stone surrounds. To the left of the door is a double window with central square mullion. The door, between the bays, has a plain stone surround and moulded open pediment on console brackets. The gables have copings and footstones. To the left is a further bay having a double window on the ground floor and a single window above, and with quoins having diagonal tooling. The right-hand return wall (facing east) has 3 windows on the ground floor and 4 on the 1st floor, similar to those of the main facade. Above is an attic window with plain stone surround and semi-circular head.'

Proposed Development for which consent is sought:

Listed Building Consent is sought for the following works:

Retrospective works

- Removal of modern oil-based paint from stone dressings (part retrospective)
- Ad hoc lime pointing (part retrospective)
- Replacement of render on south-western gable of property

Proposed works

- Replacement of front door
- Reinstatement of two blocked first floor windows in South-western elevation of 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 statement has been provided in support of the application which summarises the significance of the heritage asset as follows:

'The Duke of York is nationally important as a late Georgian building of ca.1800, perhaps originally intended as a private house, but which was certainly operating as an inn by the middle of the 19th century. Its primary interest is in the prominent front and east elevations.'

Accordingly, the above observations indicate that the significance of the application building is largely underpinned by its historical interest (evidence of historic uses) and architectural interest (South-eastern and North-eastern elevations).

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.'

The *Institute Of Historic Building Conservation (2021)* provides additional guidance specific to the works carried out and proposed under this application:

'Modern masonry paints are rarely appropriate on buildings of traditional construction...Repointing should generally be localised and should not extend beyond the area where it is strictly necessary...Cement and other inappropriate modern renders may be removed in a properly managed way...lime-based render was usually applied to improve the finish of poor-quality masonry or to prevent driving rain penetration...The use of traditional lime-based renders allows natural evaporation of any moisture trapped within the wall...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...The reinstatement of documented missing architectural fixtures or features may be appropriate if there is clear and compelling evidence and the work is undertaken accurately...Dummy and blocked windows may be an integral part of the architectural composition and re-opening is generally appropriate only where there is clear evidence that this was the original intended elevational treatment.'

With regards to the retrospective works undertaken, the application's Heritage Statement states that modern paint has been removed from the application property's window surrounds and quoins on a number of elevations, with this having been found to be the source of trapped moisture in many places to the detriment of the property's building fabric. It is further stated that historic photographs clearly show the property's dressings without any paint prior to some point in the mid or late 20th century. In addition, it is understood that the works of repointing have been undertaken in an ad hoc manner using an appropriate lime based mortar mix with a flush / slightly recessed brushed finish, with the previous cement-based render above the modern extension on the building's South-west gable having been replaced with a lime based render.

In this instance, the removal of the modern masonry paint and cement based render from the property and application of a lime based mortar and render has delivered a minor enhancement to the aesthetic interest of the building whilst also improving its breathability which in turn is considered to be desirable for preserving the property's building fabric. Furthermore, the works of repointing undertaken are localised in nature as can be seen in the application's supporting photographs and as observed during the case officer's site visit.

With regards to the proposed works, it is stated that the existing front door in place on the South-Eastern elevation of the application property is currently in as state of disrepair and this can be seen in the application's supporting photographs and was also observed during the case officer's site visit. In addition, the application's Heritage Statement states that the two apertures proposed for reinstatement as window openings on the property's South-western elevation were roughly blocked with stone (most probably when the toilets were installed on the ground floor of the property in the mid-20th century) and the historic profile of these former openings can also be clearly seen in the application's supporting photographs.

In this instance, the existing door in place on the South-eastern elevation of the application property largely detracts from the character and appearance of the historic building by virtue of its dilapidated and worn appearance and visibility within the public realm. As such, the replacement of the existing door with a traditionally constructed six panel timber door as proposed would more closely reflect early 19th-century precedents and the period of the building which in turn would deliver an enhancement to the principal elevation of the property. In addition, it is stated that the existing door frame is to be repaired and retained (unless found to be unsound) with any salvageable ironmongery in place on the existing door also being retained for reuse on the replacement door, both of which would ensure a maximum retention of the building's historic door fabric. Furthermore, the two infilled apertures on the South-western do not currently contribute to the significance of the historic building therefore their reinstatement with traditional high quality timber sash windows would improve the legibility of the property's historic sequence of fenestration whilst also delivering a minor visual enhancement to the property's South-western profile. Moreover, a detailed 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 retrospective and proposed works are considered to reflect current heritage guidance and as such are considered to be acceptable. In addition, the proposed works would be carried out in a sensitive manner and retention of the unauthorised works and implementation of the proposed works would both contribute towards the preservation of the heritage asset and deliver a visual enhancement to the character and appearance of the historic property. 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.

Observations/Consideration of Matters Raised/Conclusion:

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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