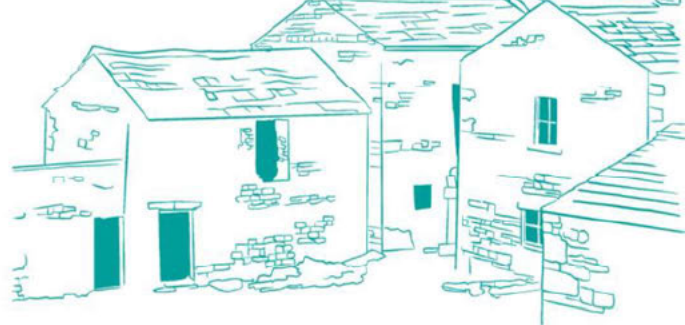




A National Amenity Society

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05 March 2026

Barns at Winkley Hall Farm, Whalley Road, Hurst Green, Lancashire, BB7 9PN. Planning application no. 3/2026/0095.

Dear Maya,

Thank you for notifying the Council for British Archaeology (CBA) of this application. I apologise for the delay in this response, but I hope that it can still be of use to your local authority in making a determination.

Significance

This application affects three former agricultural buildings which are in the setting of the Grade II listed Winkley Hall Farm and are considered to be curtilage listed. The Main Barn is a particularly interesting structure with substantial historic timbers in the roof structure, some remaining aisled sections and evidence of former use as a mill. The attached shippon also features an interesting cranked tie-beam timber roof. Barn 2 has undergone more alteration but retains its solid rubble walls and queen-post roof, while barn 3 is a small structure probably used as a pigsty with an external stair. All these structures are estimated to date to the late eighteenth or early nineteenth century, but further examination of the historic roof structures (and potentially dendrochronology of the timbers) could shed further light on this.

The barns have clear historic and evidential value, in their largely well-preserved historic fabric, the legibility of their former industrial and agricultural uses, and their positioning within the wider listed farmstead.

Comments

The CBA are on the whole supportive of the adaptive reuse of these buildings to ensure their sustainable ongoing use. We note that additional fenestration is minimal and that a large portion of the historic open volume of the two-storey main barn will be retained.

However, we are unable to fully judge the impacts of the proposals on the buildings and request that some more details are submitted. In particular, it is not clear what the internal impacts of the proposals will be – including alterations to internal walls and floors and the insertion of new upper floors. The existing structures contain a number of historically interesting internal features and well-preserved historic fabric, so internal alterations should be carefully considered.

While the Heritage Statement provides a detailed overview of the existing buildings, the impact assessment is minimal and does not discuss the effects of the internal changes on the historic barn structures. As such, we are unable to fully assess this application, and do not consider that it can meet the requirements of para. 212 of the NPPF.

Additionally, the CBA suggest that the applicants consider the retention of the northern shippon extension to the Main Barn. While the Design and Access statement puts this as an early twentieth century structure, the Heritage Statement suggests that it could have formed a part of the mill which was inserted into the barn in the mid-nineteenth century. This is supported by the survival of rubble walls to the two gable ends, with later brick infilling to the northern extension. This addition to the building adds to the legibility of its phases of use has evidential value.

As there are no windows or doors proposed to the adjacent elevation of the barn, there appears to be a necessity for the demolition of this section; it could function as an outbuilding and garden store for the new dwelling if retained with minimal internal intervention required.

We do not object to the demolition of later blockwork structures, which do not contribute significantly to the farm's historic interest.

Recommendation

The CBA are broadly supportive of the principle of this scheme, but we request that **further information** is provided to support this application and demonstrate how the historic barns will be conserved and repaired as part of this scheme.

Unless a more detailed Heritage Impact Assessment is provided, the application cannot demonstrate that the required 'great weight' has been given to the conservation of the building. We therefore recommend that it should be **withdrawn** until additional information can be provided.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Kind Regards,



[REDACTED]
Listed Buildings Caseworker

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, **Arrangements for handling heritage applications – notification To Historic England and National Amenity Societies and the Secretary of state (England) direction 2021**.

