



Planning Section  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

30 March 2026

**Full Planning Application New Barn, Knowles Brow, Hurst Green, Near Clitheroe, BB7 9PT**  
**Proposal:** Works to include upgrading works to access and access track, creation of parking area, re-instatement of collapsed roof, insertion of rooflights and alterations to fenestration  
**In connection with:** Conversion of the existing agricultural barn to a single dwellinghouse  
**Applicant:** Sarah Bridge  
**Planning Portal Reference:** PP-14685906

Dear Sir/Madam,

Please accept this letter in support of the enclosed full planning application submitted on behalf of Sarah Bridge in respect of New Barn, Knowles Brow, Hurst Green, Near Clitheroe, BB7 9PT.

The application seeks planning permission for:

*"Works to include upgrading works to access and access track, creation of parking area, re-instatement of collapsed roof, insertion of rooflights and alterations to fenestration"*

These works are proposed in connection with the conversion of the existing agricultural barn to a single dwellinghouse.

## 1. Application Overview

This application concerns the sensitive repair, adaptation and re-use of a traditional rural barn within the Forest of Bowland National Landscape. The proposal has been deliberately developed as a restrained and sympathetic scheme which remains within the existing building envelope and secures the long-term future of the building through viable residential use.

The proposal must also be considered in the context of the site's substantial planning history. In particular, the site benefits from an extant and lawfully commenced fallback position for the conversion of the barn to three dwellings, established through planning permissions 3/2013/0625, 3/2014/0417 and 3/2016/0760, and confirmed by Lawful Development Certificate 3/2016/1011.

Against that fallback, the current scheme for a single dwellinghouse is a materially less intensive form of development.

## 2. Summary of the Planning Case

The proposal is supported for the following principal reasons:

- the principle of residential conversion of the barn has long been established through the site's planning history, including the 2003 appeal decision;
- the proposal relates to the re-use of an existing traditional rural building, rather than the creation of a new isolated dwelling in the countryside;
- the scheme remains within the existing building envelope and does not involve additional built form beyond the barn itself;
- the proposed single dwellinghouse is less intensive than the extant fallback for three dwellings;
- the development would preserve the character and significance of the barn as a non-designated heritage asset;
- the proposal includes the reinstatement of collapsed roof fabric and associated repair works, bringing a deteriorating building back into beneficial use;
- the access arrangements are based on those previously approved by the Local Planning Authority;
- the proposal would not result in a greater highway, drainage or landscape impact than the extant fallback scheme; and
- the scheme is consistent with the relevant provisions of the Ribble Valley Core Strategy 2008–2028 and the NPPF 2024.

## 3. Heritage and Structural Condition

The application is accompanied by a Planning, Design and Access Statement with Heritage Assessment, which explains why the proposal would preserve the significance of New Barn as a non-designated heritage asset.

The application is also supported by a Structural Appraisal prepared by Philip Wright Associates Ltd (November 2025). That appraisal confirms that the barn is structurally suitable in principle for conversion to habitable accommodation, while also identifying areas of ongoing deterioration and disrepair.

This is an important material consideration. The proposal would not merely secure an acceptable new use for the building; it would also deliver a positive conservation outcome by arresting further decline, reinstating collapsed roof fabric, and ensuring the building's long-term maintenance through viable occupation.

For completeness, the application has considered the relationship with Stonyhurst College. While there may be a broad historical estate context in the locality, the proposal would not affect the significance or setting of Stonyhurst College, having regard to the substantial distance involved, the absence of intervisibility, and the lack of any direct visual or spatial relationship relevant to heritage decision-taking.

#### **4. Ecology and Biodiversity Net Gain**

The application is accompanied by a Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment prepared by Project Ecology (Ref. PE.1974, dated 21 October 2025).

That report identifies the habitat baseline, ecological context and recommended safeguards for the development, including measures relating to:

- adjacent woodland protection;
- bats;
- barn owl;
- nesting birds;
- terrestrial mammals; and
- Himalayan balsam control.

The application is also accompanied by a Biodiversity Net Gain Exemption Statement advancing the applicant's case that the proposal qualifies for the self-build and custom housebuilding exemption.

The applicant intends that the dwellinghouse will serve as her long-term family home, and the exemption case is advanced on that basis. The applicant also has a genuine connection to the locality, including through family links to the area.

In the alternative, the submitted Preliminary Ecological Appraisal identifies the biodiversity baseline and the position that would apply if the exemption were not accepted. The application therefore provides a clear basis for determination in either event.

#### **5. Flood Risk and Drainage**

The application is supported by a Flood Risk Assessment and Proposed Drainage Plan addressing foul and surface water drainage. The site lies wholly within Flood Zone 1, and the submitted strategy addresses the limited localised surface water issue affecting part of the

access route. The drainage strategy is materially consistent with the approach previously approved and partially discharged under planning permission 3/2016/0760.

Access arrangements are based on the route and details previously approved under the relevant extant permissions. The proposal includes upgrading works to the access and access track together with the creation of a parking area. Given the fallback position for three dwellings, the proposal for one dwellinghouse would not be expected to give rise to any greater transport impact.

## 6. Submitted Documents

The application package includes the following documents and drawings:

### *Application Documents*

- Application Form
- Location Plan (Drawing No. 001 P1)
- CIL Additional Information Form

### *Existing Drawings*

- Existing Site Plan
- Existing Floor Plan (Drawing No. 010 P1 Rev A)
- Existing Roof Plan (Drawing No. 011 P1 Rev A)
- Existing Elevations Sheet 01 (Drawing No. 020 P1)
- Existing Elevations Sheet 02 (Drawing No. 021 P1)
- Existing Elevations Sheet 03 (Drawing No. 022 P1)

### *Proposed Drawings*

- Proposed Site Plan
- Proposed Ground Floor Plan (Drawing No. 110 P1 Rev A)
- Proposed First Floor Plan (Drawing No. 111 P1 Rev A)
- Proposed Roof Plan (Drawing No. 112 P1 Rev A)
- Proposed Elevations Sheet 01 (Drawing No. 120 P1)
- Proposed Elevations Sheet 02 (Drawing No. 121 P1)
- Proposed Sections Sheet 01 (Drawing No. 130 P1)
- Proposed Sections Sheet 02 (Drawing No. 131 P1)
- Flue Detail (Drawing No. 150 P1)
- Proposed Drainage Plan (Drawing No. 151 P1)

*Access Drawings (previously approved under 3/2016/0760, part implemented)*

- Proposed Access Plan (Drawing No. 16\_0760)
- Proposed Standard Details (Drawing No. 16\_0760)

*Supporting Documents*

- Planning, Design and Access Statement with Heritage Assessment (Emma Kirby Design Ltd, 30 March 2026)
- Flood Risk Assessment (Emma Kirby Design Ltd, 30 March 2026)
- Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (Project Ecology, Ref. PE.1974, dated 21 October 2025)
- Structural Appraisal (Philip Wright Associates Ltd, Contract No. K385804, November 2025)
- Biodiversity Net Gain Exemption Statement (Emma Kirby Design Ltd, 30 March 2026)

*Notices*

- Notice 1 (Article 13 — Owner/Occupier Notice)

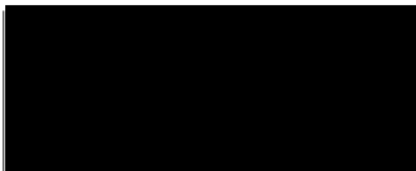
## **7. Closing Position**

This application presents a clear and robust case for planning permission.

The principle of conversion is well established. The barn is an existing traditional rural building whose re-use has repeatedly been accepted in planning terms. The current proposal is less intensive than the extant and lawfully commenced fallback for three dwellings, preserves the significance of the non-designated heritage asset, secures the repair of deteriorating fabric, and would not result in greater impacts than the fallback already capable of implementation.

The proposal should therefore be considered a sustainable, heritage-led and policy-compliant form of development for which planning permission should be granted.

Yours faithfully,



Michael Ergatoudis  
Development Director  
Emma Kirby Design Ltd