

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	9/9/26	Manager:	LH	Date:	10/9/26
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Application Ref:	3/2026/0245			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	~	Site Notice:	26/6/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Listed Building Consent for the conversion of existing disused twin barns to 2 dwellings, including removal of derelict farmyard buildings and landscape restoration.
Site Address/Location:	Fooden Hall Farm, Gisburn Road, Bolton by Bowland, BB7 4LS.

CONSULTATIONS:	Parish/Town Council
None – consulted under counterpart planning application 3/2026/0244.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None – consulted under counterpart planning application 3/2026/0244.	

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
Key Statement DMI2: Transport Considerations
Policy DMG1: General considerations
Policy DMG2: Strategic considerations
Policy DMG3: Transport and Mobility
Policy DME2: Landscape and Townscape Protection
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets
Policy DMH3: Dwellings In The Open Countryside And AONB
Policy DMH4: The Conversion Of Barns And Other Buildings To Dwellings

Planning (Listed Buildings and Conservation Areas) Act Section 16

National Planning Policy Framework (NPPF)

Relevant Planning History:**3/2026/0244:**

Conversion of existing disused twin barns to 2 dwellings, including removal of derelict farmyard buildings and landscape restoration (Ongoing)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to two adjoined barn buildings situated in the Forest Of Bowland National Landscape on the South-eastern outskirts of Bolton-by-Bowland. Access to the application site is from the North from Gisburn Road via Fooden Lane and Public Right Of Way FP0307028. The barn buildings subject to this application comprise a traditional stone based design with gabled roof profiles with the earlier C19th barn building (building A) and later C20th barn building (building B) comprising corrugated steel and slate roof profiles respectively. A block based mono pitched roof extension straddles the principal North-western elevations of both barn buildings with a dilapidated brick based structure and adjoining block based mono pitched roof structure adjoining the North-eastern gable end of barn building A. Additional derelict single storey buildings lie to the North-west and North-east of the barn buildings with the neighbouring dwellings of Otters Well Barn and Fooden Farm (Grade II Listed) lying approximately 50 metres away to the North-west of the barn buildings. The surrounding area comprises a mixture of woodland, agricultural land and open countryside.

The Grade II* Listed Building Fooden Hall lies directly adjacent to the South-west of barn building B with its official Historic England listing description being as follows:

House, late C17th. Slobbered rubble with stone slate roof. 2 storeys with 2-storey gabled porch. Windows mullioned on ground floor, mullioned and transomed on 1st floor, with outer chamfer and inner hollow chamfer, and with hoods. To the left of the porch is one of 5 lights, to the right one of 6 lights, both with king millions. On the 1st floor is a 6-light window to the left, with one of 8 lights to the right. On the 1st floor of the porch is a 12-light window, with 4 lights on each return wall. The outer doorway has a cyma-moulded surround with segmental arched head and moulded imposts. The inner doorway is moulded with tudor-arched head. Chimney in line with porch. The right-hand gable has a 4-light window on ground and 1st floors, with a blocked 3-light attic window. At the rear (south-west) is an outshut. Its north-west wall has a chamfered doorway with tudor-arched head, a 3-light mullioned window on the ground floor and a one-light window on the 1st floor. Interior. The right-hand room has a wide chamfered fireplace with a segmental arch having masons' marks on the voussoirs. The ceiling beams are chamfered with cyma stops. A chamfered doorway with triangular head leads to the outshut.

The above listing description does not make reference to the barn buildings subject to this application however barn buildings A and B have C19th and late C19th / early C20th origins respectively and lie directly adjacent to Fooden Hall and as such hold curtilage listed structure status.

Proposed Development for which consent is sought:

Listed Building Consent is sought for the conversion of adjoining barn buildings to form two dwellings with the proposed works to facilitate the conversion being as follows:

- Replacement of corrugated steel roof from barn building A with new slate roof
- Re-laying of existing slate roof on barn B
- Replacement of existing rainwater goods with new aluminium / cast iron rainwater goods
- Demolition of dilapidated brick-built and adjoining block based mono pitched structures on North-eastern elevation of barn A
- Replacement of existing block lean-to from North-western elevation with new stone based lean-to extension

- Repointing of all external walls where required
- Installation of new doors and windows to existing openings on all elevations
- Installation of a new door and glazing to North-western cart entry
- Installation of new window openings to North-western and South-eastern elevations
- Installation of new rooflight openings to North-western roof slope
- Alterations to existing internal walls and installation of new partition walls
- Installation of new concrete floor, internal cavity insulated walls and first floor level

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 20 of the National Planning Policy Framework (2026) 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:

Given the proposal relates to a Grade II Designated Heritage Asset and curtilage listed structure, special regard must also be given to the statutory duties imposed on the authority, pursuant to national legislation, particularly in respect of the preservation and enhancement of such assets.

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. As such, in determining applications that affect

designated heritage assets, the authority must consider the duties contained within 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.

Policy HE6 (1) of the NPPF (2026) states:

‘When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial 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 effect amounts to a positive effect, harm, substantial harm, or total loss of 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 curtilage listed barn buildings as follows:

'Building A is significant for its largely unaltered exterior of local stone with high solid-to-void ratio, and some original details, including the arched entrance and slit ventilators in the long sides, arranged mostly in rows at a high level, but also (less numerous) lower down in the walls...the roof trusses remain as impressive features, and are enhanced by the painted date of 1833...Building B is subtly distinct from the barn in terms of its stonework, and retains its original stone slate roof with ventilation cowls (also perhaps original)...one notable opening is the small, arched forking hole in the north-west side...its role in housing livestock remains evident...The use of local building materials is also a common thread, as is their historic connection as a former working farmstead...Buildings A and B are of some architectural and historic interest in their own rights as traditional farm buildings albeit of relatively late date, which show evidence for the evolution of the farmstead, and for changes and intensification in local farming practice.'

Accordingly, the above observations indicate that the significance of the barn buildings is underpinned by a combination of their archaeological interest (remnant historic wall and roof fabric), architectural interest (arched entrance and forking hole) historic interest (association with historic farming practices).

Replacement of corrugated steel roof from barn building A with new slate roof and re-laying of existing slate roof on barn B

The roof profile of barn building A is currently detailed in corrugated metal sheeting which is noticeably at odds with the natural slate roof profile of barn building B and at present detracts from the historic character of the adjoined barn buildings. Consequently, replacement of the corrugated metal sheeting with natural slates would deliver a discernible enhancement to the character and appearance of the historic barn buildings therefore these works are considered to be acceptable. The roof of barn building B is to be stripped and re-slatted which would help to preserve the barn's existing timber roof structure through the creation of a watertight roof that would prevent any further deterioration. Furthermore, the existing roof slates on barn building B are to be carefully stripped by hand and sorted by length and thickness and securely stored ready for re-use which would allow for an accurate reconstruction of the barn's historic roof profile. Accordingly, the proposed works of re-roofing are considered to be acceptable, subject to the provision of further details in the form of samples or detailed specifications of proposed and replacement roof slates, and on the basis of any replacement roof slates matching the existing roof slates in appearance, size and quality.

Replacement of existing rainwater goods with new aluminium / cast iron rainwater goods

The existing rainwater goods in place on the barn buildings comprise a PVC based design and at present appear to be somewhat worn in terms of their external appearance. As such, the existing rainwater goods offer little value to the character and appearance of the barns therefore their removal and replacement with new rainwater goods could potentially deliver an enhancement to the character and appearance of the historic barn buildings. Accordingly, the replacement of the building's existing rainwater goods is considered to be acceptable, subject to the provision of further details in the form of samples or detailed specifications of the new rainwater goods to be installed, method(s) of fixing and further details of the proposed paint finish.

Demolition of dilapidated brick-built and adjoining block based mono pitched structures on North-eastern elevation of barn A and replacement of existing block lean-to from North-western elevation with new stone based lean-to extension

The lean-to structure adjoining the North-western elevation of the barn buildings is a later C20th addition detailed in block and corrugated metal, with this structure having no discernible architectural merit and with its external elevations detracting from the traditional stone based vernacular of the barn buildings. Similarly, the brick based and adjoining block based mono pitched structures adjoining the North-eastern elevation of barn building A are documented as holding very low significance which provide a limited contribution to the linear form of the barn buildings, with the brick based structure being notably dilapidated in appearance. Consequently, the removal of these structures would deliver a discernible enhancement to the character and appearance of the historic barn buildings and is therefore considered to be acceptable. The existing block lean-to structure adjoining the North-western elevation of the barn buildings is to be replaced with a new extension which would replicate the proportions and lean-to roof design of the existing structure to be removed, albeit with the replacement lean-to being detailed in stone and slate which would be more in keeping with the historic vernacular of the barn buildings. As such, the proposed replacement lean-to structure is considered to be acceptable with respect to its design and use of materials.

Repointing of all external walls

A structural survey has been submitted in support of the application which identifies perished mortar as being widespread throughout the external walls of the barn with areas of inappropriate cement pointing also being identified. The proposal seeks to repoint the existing stone walls of the barn buildings externally and internally with a lime based mortar which would allow for more breathability within the walls of the buildings which in turn would safeguard the buildings against future occurrences of damp and water ingress whilst also preserving the historic fabric of the buildings. These works are therefore considered to be acceptable.

Installation of new doors, windows and rooflights

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

'The appearance and character of a building will greatly depend on the design and detailing of its walls and its windows and doors. Any alteration to the form of the latter is likely to have a considerable impact upon the overall appearance of the building as a whole.'

In addition, Historic England guidance on converting traditional farm buildings states:

'There should always be a presumption in favour of maximising the use of existing openings without changing their size and limiting the formation of new ones. Where new openings are added or new windows inserted within existing door openings, great care needs to be given to their placing and design'.

Making changes to heritage assets (Historic England, 2016) states:

'The insertion of new elements such as doors and windows, (including dormers and roof lights to bring roof spaces into more intensive use) is quite likely to adversely affect the building's significance...New elements may be more acceptable if account is taken of the character of the building, the roofline and significant fabric.'

In this instance, the proposed scheme of residential conversion would be predominantly centred around the use of the barn's historic openings, with all windows and door frames finished in a timber detailing which would be wholly appropriate for the agricultural character of the buildings and rural setting of the site. Furthermore, it is stated that all window and door frames are to be set back in their openings by a minimum of 150 – 200mm which in turn would reduce their visual impact, with the new glazed timber frame to be installed within the main cart opening of Barn A also being set well back from the barn's principal North-western elevation. As such, the cumulative treatment proposed to the barn's

openings would be respectful to the heritage asset and is therefore considered to be acceptable, subject to the provision of further details with respect to glazing detail, moulding finish and method of opening, fixing and finish. New window openings are proposed for North-western, North-eastern and South-eastern elevations of the barn buildings. These would be modestly sized openings serving habitable spaces and their proportions would be in keeping with the proportionality of the existing openings to be utilised within the barn buildings. As such, the proposed window openings would be respectful to the character and appearance of the barn and the resultant loss of historic building fabric arising from the introduction of the proposed window openings would not be significant. Furthermore, following negotiation with the applicant the original quantity of proposed window openings has been reduced along with a more sympathetic adaption of the historic ground floor openings within the North-eastern elevation of Barn A. Accordingly, the proposed introduction of additional window openings is considered to be justifiable and it is not considered that this would be unduly harmful to the significance of the heritage asset.

As previously conveyed, the roof profile of barn building A is currently detailed in corrugated metal sheeting and the two rooflights originally proposed for the North-western and South-eastern roof slopes of Barn B have since been omitted from the proposal. Consequently, the introduction of rooflights as proposed would not result in the loss of any of historic building fabric. Furthermore, the two rooflight openings proposed for the North-western roof slope of barn A would comprise a conservation style design with a recessed and flush fitting which in turn would minimise their cumulative visual impact and allow for seamless integration with the roof profile of the historic farm building. Accordingly, it is not considered that the introduction of the proposed rooflights would be harmful to the significance of the heritage asset and these works are therefore considered to be acceptable, subject to the provision of further details with respect to elevational and section details, and on the basis of the proposed roof lights comprising a conservation style design with a recessed and flush fitting.

Internal alterations

Given the nature of the proposal, the proposed residential conversion of the heritage assets would require deviation from plan form of the barn buildings. Notwithstanding this, analysis shows that the proposed scheme of residential conversion would make predominant use of the barn's existing internal layout and the overall quantity of subdivision proposed to the interior of the heritage assets is not in this instance considered to be unduly excessive in light of the residential use proposed for the buildings. Furthermore, the interiors of the barn buildings are documented as modern with no individual features of interest (save for the roof trusses in barn building A). Consequently, it is not considered that the proposed works of subdivision and loss of internal wall fabric (which is not considered to be excessive in any case) would be unduly harmful to the significance of the heritage assets and is therefore considered to be acceptable.

Assessment of harm to the heritage asset

As previously conveyed, the introduction of new window openings would result in the loss of historic building fabric however given the modest proportions of these openings the resultant loss of historic building fabric would not be significant. These works would therefore carry a low level of harm to the archaeological interest of the heritage asset. The proposed residential conversion of the heritage assets would require deviation from the existing plan form of the building however as outlined above, the interiors of the barn buildings are documented as modern with no individual features of interest and the overall quantity of subdivision proposed to the interior of the heritage assets is not considered to be unduly excessive in this instance. The proposed works of subdivision and subsequent alteration to the plan form of the barn buildings would therefore carry a low level of harm to the historic interest of the heritage asset. Taking account of the above, the cumulative level of harm to the significance of the barn buildings from the aforementioned aspects of the proposal is considered to be less than substantial in this instance.

Policy HE6 (4) of the NPPF (2026) states:

'Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.'

In this instance, it is considered that the proposed works and re-use of the barn buildings as dwellinghouses would be in the public interest in as much that this would prevent further deterioration of heritage assets which contribute to the visual amenities of the surrounding rural landscape and local history of the area. Further limited public benefits would be derived from the proposal through the use of short term contractor employment during the construction phase of the development. Taking account of the above, it is considered that the proposed development as a whole would deliver public benefits that would outweigh the low level of less than substantial harm identified.

Accordingly, the proposed development would therefore satisfy the requirements of Section 16 of the Listed Buildings and Conservation Areas) Act 1990, Policies HE6 (1) and HE6 (4) 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 would cumulatively deliver an enhancement to the character and appearance of the application buildings whilst also securing their long term use and the public benefits arising from proposal are considered to outweigh the low level of less than substantial harm identified.

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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