

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	BT	Date:	30/7/26	Manager:	LH	Date: 30/7/26

Application Ref:	3/2026/0321			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	26/6/26	Site Notice:	26/6/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Listed Building Consent for proposed change of use of part of the ground floor from retail (Use Class E) to residential use (Use Class C3), replacement of existing shop front with new lean-to extension and internal alterations.
Site Address/Location:	83 The Square, Waddington, BB7 3HZ.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections.

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 EC1: Business and Employment Development Key Statement EC2: Development of Retail, Shops and Community Facilities Key Statement DMI2: Transport Considerations Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME4: Protecting Heritage Assets Policy DMH5: Residential and Curtilage Extensions Policy DMR3: Retail Outside the Main Settlements Planning (Listed Buildings and Conservation Areas) Act Section 16 National Planning Policy Framework (NPPF)
Relevant Planning History:
3/2026/0320:

Planning permission for proposed change of use of part of the ground floor from retail (Use Class E) to residential use (Use Class C3) and replacement of existing shop front with new lean-to structure (Ongoing)

3/2024/0289:

Proposed change of use of ground floor commercial component of property (Use Class E) to residential use (Use Class C3) and reinstatement of river cobbles to frontage of property (Refused)

3/1986/0477:

Rear extension and internal alterations (PP) (Approved)

3/1986/0455:

Rear extension and internal alterations (LBC) (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a mixed use three storey terraced property in Waddington. The ground floor component of the application property partially comprises a commercial component which was last in use as a post office and village shop. The remainder of the property's ground floor component and first and second floors are in residential use. The application property has been subject to some alterations historically in the form of a front and rear extension and a tarmacked path which provides access to the property's front door. The application property occupies a visually prominent location within the defined settlement area of Waddington with the immediate area being predominantly residential in character. Both the application property and adjoining property of No. 84 The Square hold Grade II Listed Building status with the listing description for the pairing of properties reading as follows:

'House and shop, late C18th. Pebble dashed rubble with slate roof. 3 storeys, 2 bays, with paired central doorways with plain stone surrounds. The left-hand (house) bay has tripartite windows with plain stone surrounds and square mullions on the ground and 1st floor. The right-hand bay has a similar window on the 1st floor, the ground floor now having a large shop window. The 2nd floor has 2-light windows with plain stone surrounds and square mullions. End stacks.'

Proposed Development for which consent is sought:

Listed Building Consent is sought for a proposed change of use of the application property's retail component (Use Class E) to residential use (Use Class C3) along with the replacement of the property's existing shop front with a new lean-to extension and internal alterations.

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 application property as follows:

'The application building dates from the late 18th century and was built as one of a pair of three-storey houses of modest character. By the late 19th century it contained a grocery and post office run by the Dugdale family, who in 1880 expanded their business to include livestock feed, although that side of the enterprise was relocated to Clitheroe in the early 20th century...As part of a listed building, 83 The Square is nationally important, though its significance is largely confined to its front elevation and its overall form as one of a pair of semi-detached 18th century houses, forming part of the open space at the historic heart of the village (The Square); these aspects also contribute positively to the special interest of the Waddington conservation area.'

Accordingly, the above observations indicate that the significance of the application property is underpinned by a mixture of its archaeological interest (remnant historic fabric) architectural interest (fenestration within principal elevation) and historical interest (past association with local families).

In this instance, the proposal seeks to make internal alterations to the application property at the ground and first floor levels and remove and replace the property's existing shopfront with a new lean-to extension.

With regards to such works, *Guidance on Alterations to Listed Buildings (IHBC, 2021)* states:

'Proposals for sub-division should be confined to an absolute minimum...all work affecting historic fabric should be undertaken in a manner that is readily reversible.'

Making changes to Heritage Assets, Historic England (2016) provides additional guidance as follows:

'The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting...the junction between new work and the existing fabric needs particular attention, both for its impact on the significance of the existing asset and the impact on the contribution of its setting.'

In this instance, the internal alterations proposed to the ground floor level of the property would be minimal in terms of scope comprising the removal of a stairway entrance door (which has been confirmed as modern 1980s addition) and the formation of a modestly sized partition at the property's front entrance. Consequently, the existing ground floor plan form of the building would remain legible following the proposed alterations therefore these works are considered to be acceptable. The internal alterations proposed at the property's first floor level include the insertion of a new door opening to serve the property's living room area and the subdivision of the property's kitchen and dining area to form a hall and ensuite bedroom. These alterations are not considered to amount to an excessive quantity of subdivision relative to the existing plan form which would remain legible following the proposed alterations therefore these works are considered to be acceptable.

It is understood that a shopfront was added to the application property between 1884 and 1907 however the application's heritage statement confirms that this feature has been subject to various alterations over time with regards to its composition of materials and design, with the most notable of these being the replacement of its original flat roof profile with the mono-pitched roof profile currently in place (believed to have been added in the 1970s according to email correspondence from the applicant). In light of this, the application's heritage statement refers to the projecting shopfront as an

architecturally unremarkable addition which has somewhat marred the appearance of the heritage asset, with the shopfront providing a neutral contribution to the significance of the heritage asset. In this instance, the proposal seeks to replace the existing shopfront with a new single storey extension which would comprise an identically sized footprint to that of the existing shopfront therefore the existing plan form of the heritage asset would remain unchanged following the introduction of the extension. In addition, the extension would incorporate a mono-pitched roof profile as per the existing shopfront feature, albeit with a slightly shallower roof slope which in turn would allow for a clearer appreciation of the property's mullioned first floor window directly above which at present is abutted at the cill level by the existing lean-to roof in place. Furthermore, the replacement extension would be detailed in slate, stone and timber windows which would be in keeping with the materiality of the existing shopfront. Consequently, it is not considered that the proposed introduction of a new extension which in this case would largely mirror the existing shopfront with regards to its proportions, design and materiality would result in any harm to the significance of the heritage asset.

Taking account of all of the above, the works proposed would be compliant with current heritage guidance and would in this instance have a neutral impact upon the significance of the heritage asset and as such are considered to be acceptable. 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.