

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	28/8/26	Manager:	NH	Date:	28/08/26

Application Ref:	3/2026/0337			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	31/7/26	Site Notice:	31/7/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Retrospective planning permission for replacement roof.
Site Address/Location:	57 Downham Road, Chatburn, BB7 4AU

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	
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 EN5: Heritage Assets Policy DMG1: General 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 Section 16, 66 & 72 National Planning Policy Framework (NPPF) Relevant Planning History: 3/2026/0338: Retrospective Listed Building Consent for replacement roof (Ongoing) 3/1985/0551: Alterations to rear elevation, internal alterations (LBC) (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application relates to a mid-terraced two storey cottage property situated on the Eastern extents of Chatburn. Access to the application property is from Downham Road with the neighbouring properties of No. 55 and 59 Downham Road adjoining the South-western and North-eastern sides of the application property respectively. The application site lies within in a predominantly residential setting within the Chatburn Conservation Area. Both the application property and adjoining property of No. 55 Downham Road hold Grade II Listed Building status with the listing description for the pairing of properties reading as follows:

‘Pair of houses, c.1800. Squared limestone with sandstone dressings and stone slate roof. 2 storeys, each house of one bay. Windows have plain stone surrounds and square mullions, tripartite on the ground floor and of 2 lights on the 1st floor. All have glazing bars, the central lights on the ground floor also being sashed, as is the left-hand light on the 1st floor of No. 57. Doors with plain stone surrounds to the right of each bay. Chimneys to left of each house.’

Proposed Development for which consent is sought:

Retrospective planning consent is sought for repairs to the roof of the application property.

Impact upon Listed Building:

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 heritage asset as follows:

“57 Downham Road is a Grade II listed building valued for its historic fabric and contribution to the character of the area. The traditional timber roof structure forms part of this significance as an original historic element integral to the building’s function and form”.

Accordingly, the above observations indicate that the significance of the application building is underpinned through a combination of its historical interest (remnant historic housing in the area), architectural interest (window detailing) and archaeological interest (remnant historic fabric).

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.’

In addition, Guidance on Alterations to Listed Buildings (IHBC, 2021) states:

‘A building derives much of its character and appearance from its roof. Roofs often contain the oldest and least altered parts of a building...alterations should respect what survives in its original form...existing slates can usually be reused...the shortfall should, if possible, be made up from new material of the same or closely similar geological type.’

In this instance, the application’s supporting information states that the property’s existing roof ridge beam has suffered a significant structural failure with several roof spars also being defective due to decay (a discernible depression in the roof ridge of the application property was observed during the case officer’s site visit during a recent pre-application enquiry). The application’s supporting information further states that the condition of the property’s roof presents a risk of further damage to the property’s historic fabric and structural integrity, with immediate action therefore being required in order to make the property safe and weatherproof and to prevent further deterioration.

Subsequence correspondence was received from the applicant in May 2026 (prior to this application and planning application 3/2026/0337 being registered) stating an intention to commence the proposed repair works to the property on the basis of these being emergency works, with email correspondence from the applicant confirming that the property’s ridge beam had broken in two with the roof being at heightened risk of inward collapse and falling roof slates due to disintegrated roof spars. Repair works to the application property have since been completed.

Following this, the applicant was asked to provide confirmation as to whether repair and retention of the defective ridge beam had been considered as an option. Subsequent correspondence from the applicant confirms that the option of repairing and retaining the existing ridge beam had been carefully considered however following advice from several roofing contractors and professional structural survey work (submitted in support of the application) it was confirmed that the property’s roof had already been subject to previous repair works, including partial splicing of the ridge beam and the

installation of a retrospective prop bearing onto the purlins, all of which had subsequently failed resulting in the deterioration of the property's ridge beam. The applicant has also confirmed that inspection of the roof identified significant timber decay, including dry rot affecting the roof structure and several spars. In light of this, full replacement of the property's ridge beam was recommended, together with repair or replacement of defective adjacent timbers where required.

The replacement roof beam installed to the property's roof comprises two 75 × 175mm sections of hardwood bolted together to form a composite ridge beam, with the supporting structural survey work stating that structural calculations had been undertaken to determine the minimum practical increase in member size necessary to achieve satisfactory structural performance whilst remaining respectful to the proportions of the historic roof beam. The applicant has also since confirmed that only structurally defective roof timbers have been replaced and that historic torching within the property's roofspace was virtually non-existent prior to the works of repair being undertaken (this is apparent in supporting photographs) with no historic or new insulation having been removed or added respectively. The applicant has further stated that replacement stone roof flags have been introduced only where existing flags were damaged beyond reuse or could not be successfully turned and re-laid and supporting photographs have been provided which show that the original appearance of the property's roof slopes has been preserved with regards to the coursing, colour and profile of the stone roof flags relayed and installed.

Consequently, it is considered that the approach undertaken with regards to the works of repair to the application property have ensured an optimal retention of the property's historic roof fabric, with the works undertaken being largely sympathetic to the historic roof construction (as evidenced in supporting photographs of the building's exterior) and wholly justified in this case for the purposes of preserving the heritage asset.

Taking account of all of the above, the works undertaken to the heritage asset are therefore considered to be acceptable and in accordance with the requirements of Section 16 of the Listed Buildings and Conservation Areas) Act 1990, Policy HE6 (1) of the NPPF and Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

Impact upon Character/appearance of Conservation Area:

The proposal site is situated within the Chatburn Conservation Area. With reference to making decisions on applications for development in Conservation Areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

This guidance is reiterated in Key Statement EN5 of the Ribble Borough Valley Core Strategy which stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.

The Chatburn Conservation Area Appraisal (2005) identifies the following elements as contributing to the Conservation Area's special interest:

- Setting of the village in a hollow formed by the Chatburn Brook;
- 17th and 18th century farmhouses and barns as evidence of the agricultural origins of the village;
- Mainly 19th century buildings along all the roads into the village in the local vernacular style, including terrace rows built for workers in the now defunct Victoria Mill;

- The former tollhouse on the corner of Sawley and Chatburn Road and the public houses either side of the Chatburn bridge testifying to the role of the village in transport history;
- The ensemble of the 19th century parish church of Christ Church, its adjacent school, library, institute and cricket pitch;
- The close proximity of relatively wild moorland and open fields, which provide a rural setting to the village;
- Long views to the fells that define and enclose the Ribble Valley

Christ Church and long range views out of the village towards open countryside and other village settlements are identified as key views and vistas, with threats to the Conservation Area being listed as the continuing loss of original architectural details and use of inappropriate modern materials or details.

In this instance, the only external works undertaken to the application property comprise the relaying of the property's stone roof flags and the applicant has confirmed that there was a requirement to replace some of the existing stone roof flags part of the works undertaken. Whilst the exact quantity of replacement stone roof flags is unknown, the applicant has provided photographs of the property's relayed roof flags which show that the original appearance of the property's roof slopes has been preserved with regards to the coursing, colour and profile of the stone roof flags relayed and installed. As such, it is considered that the works undertaken have had no discernible impact upon the character and appearance of the surrounding conservation area, with the works undertaken respectfully preserving the historic character of the area. Consequently, the works undertaken are considered to be in accordance with the aims and objectives of Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact Upon Residential Amenity:

The works undertaken solely relate to the relaying and replacement of the property's stone roof flags along with internal works (assessed separately under LBC application 3/2026/0338) and these works have not resulted in any impacts upon neighbouring amenity.

Visual Amenity/External Appearance:

Policy DP3 (1) of the NPPF states:

'Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings.'

Policy DMG1 of the Ribble Valley Core Strategy provides general design guidance as follows:

'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.'

With regards to assessing development affecting the setting of a Listed Building, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of

State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

As conveyed above, the only external works undertaken to the application property comprise the relaying of the property's stone roof flags along with the addition of some replacement roof flags and the original appearance of the property's roof slopes has been preserved with regards to the coursing, colour and profile of the stone roof flags relayed and installed. Consequently, it is not considered that the works undertaken have resulted in any harm to the visual amenities of the area or setting of the adjacent listed property of No. 55 Downham Road and therefore satisfy the requirements of Policy DP3 (1) of the NPPF, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy DMG1 of the Core Strategy.

Highways and Parking:

The works undertaken have no implications with regards to highways safety.

Landscape/Ecology:

Protected Species

The works undertaken have resulted in disturbance to the roofspace of the application property however the bat survey provided in support of the application identifies the application property as holding negligible roosting potential for bats, with no current or historic evidence of bats observed on site. As such, no further survey work has been recommended and it can therefore be reasonably assumed that the works undertaken have not resulted in any adverse impacts upon protected species (subject to the works having been undertaken in accordance with the recommendations of the submitted bat survey).

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The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is subject to the de minimis exception.

Observations/Consideration of Matters Raised/Conclusion:

It is not considered that retention of the works undertaken would have any undue impacts upon neighbouring amenity, the visual amenities of the area, setting of the Grade II Listed property No. 55 Downham Road or historic character of the Chatburn Conservation Area. Furthermore, the works undertaken do not raise any concerns with respect to impacts upon highway safety or the ecology of the area.

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 planning consent be granted subject to the imposition of conditions.
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