

Your Ref:
Our Ref : 2026-05-06 LPA
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Kingfisher Business Centre
Burnley Road
Rossendale
Lancashire
BB4 8EQ

Ribble Valley Borough Council
The Planning Department
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir/Madam,

**APPLICATION FOR LISTED BUILDING CONSENT
INTERNAL ALTERATIONS, PARK HOUSE FARM, GISBURN ROAD**

This covering letter comprises our Planning Statement, prepared in support of an application for Listed Building Consent ("LBC") for internal alterations and repairs at Park House Farm and should be read in association with the following submitted documents:

- Built Heritage Statement
- Location Plan
- Existing Site plans and Elevations
- Proposed Ground Floor Plan
- Proposed First Floor plan

Park House Farm is a Grade II* listed farmhouse. The application relates solely to internal works, comprising the removal of later, non-original internal fabric and associated internal repairs and making good. No external alterations are proposed, and the works do not extend beyond the existing building envelope.

This Statement demonstrates that the proposals:

- Satisfy the statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990;
- Fully accord with the policy framework set out in the National Planning Policy Framework (December 2024) and Planning Practice Guidance (PPG); and

- Comply with the development plan, including the Ribble Valley Core Strategy (2014) and associated DPD.

Site Location and Description

Park House Farm is located in a rural setting within the parish of Bolton by Bowland, within the administrative area of Ribble Valley Borough Council. The site lies within an agricultural landscape characterised by dispersed farmsteads, traditional buildings and open countryside.

The application site comprises a traditional farmhouse and associated farm buildings arranged around a loose courtyard form, as identified on the submitted Site Plan. The buildings are constructed predominantly in local sandstone with stone slate roofing, reflecting the prevailing vernacular of the area.

Access to the site is taken from the local rural road network. The wider setting is agricultural in character, with limited modern development and a strong sense of historic continuity.

The application relates solely to the main listed farmhouse, there are no changes to the site layout, access, or external appearance and the proposals have no impact on the setting of the heritage asset.

Heritage Significance

With reference to the submitted Built Heritage Statement, Park House Farm derives its significance from:

Architectural Interest

- Traditional vernacular construction using local stone;
- Historic plan form reflecting phased development and agricultural use;
- Surviving historic fabric including masonry walls, structural elements and internal arrangements.

Historic Interest

- Evidence of the building's evolution as part of a working farmstead;
- Relationship between domestic and agricultural functions;
- Longevity within the rural landscape.

Evidential Value

- Surviving internal fabric and layout capable of illustrating historic construction techniques and use;
- Later interventions that allow understanding of the building's evolution over time.

Setting

- A rural agricultural context that reinforces the building's historic function and character.

The submitted Built Heritage Statement provides a detailed assessment of this significance. It is clear from that

assessment that the principal heritage value is derived from the core historic structure and plan form, rather than later internal subdivision.

Description of Proposals

The application seeks consent for internal alterations and repairs to the listed building.

Specifically, the works comprise:

- Removal of non-original internal lath and plaster partition walls;
- Associated internal repairs and making good using matching materials and finishes;
- Retention of all original and significant historic fabric.

The proposals are internal only, confined within the existing building envelope and do not involve alteration to structure, elevations, roof, curtilage or setting. The works remove later, non-significant fabric to ensure that the historic plan form is better revealed, not eroded. All interventions are conservation-led and reversible where practicable.

Legislative and Policy Framework

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Act requires that:

“In considering whether to grant listed building consent for any works the local planning authority or 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.”

The Courts have confirmed that this duty carries considerable importance and weight.

The proposals meet this duty because they:

- Do not result in harm to the building or its setting; and
- Actively conserve and in places better reveal its special interest.

National Planning Policy Framework (December 2024)

Chapter 16 (Conserving and Enhancing the Historic Environment) of the NPPF is central to the consideration of the proposals.

Paragraphs 203 to 205 (heritage significance and harm) require identification of significance and assessment of impact, whilst para. Paragraph 208 (decision-making) sets out that where development results in no harm, consent should be granted having regard to relevant policy.

In this case, the level of harm is none and the proposals represent conservation and enhancement through removal

of later, non-significant fabric.

The proposals are fully compliant with the relevant provisions of the NPPF.

Planning Practice Guidance (PPG)

The PPG emphasises the importance of understanding significance, the desirability of avoiding unnecessary intervention and the acceptability of works that sustain and enhance heritage assets.

In this instance, the proposals are informed by a detailed heritage assessment, are limited to necessary internal works and minimise intervention and avoid loss of significant fabric.

Ribble Valley Core Strategy and DPD

The Development Plan comprises:

- Ribble Valley Core Strategy (2014);
- Housing and Economic Development DPD (2019).

Policy DME4 (Heritage Assets) requires, conservation and enhancement of heritage significance, appropriate materials and design and the protection of setting.

The proposals preserve all significant fabric, use like-for-like materials for making good and has no effect on setting.

Full compliance with Policy DME4 is therefore demonstrated.

Heritage Impact Assessment

With reference to the submitted Built Heritage Statement, the impact of the proposals can be summarised as follows:

Impact on Fabric

- Removal limited to non-original internal partitions;
- No loss of historic structural fabric;
- No alteration to key architectural features.

Impact on Plan Form

- No harmful alteration;
- Potential to better reveal original spatial relationships.

Impact on Setting

- None.

Overall Heritage Effect

- No harm within the meaning of the NPPF;
- Neutral to slightly beneficial in heritage terms

Planning Balance

The statutory and policy test is clear:

- Where harm arises, it must be justified and weighed against benefits;
- Where no harm arises, the presumption is in favour of approval.

In this case, there is no harm identified to the significance of the listed building. Whilst no balancing exercise is strictly required, the following positive factors are noted:

- Removal of non-original fabric enhances legibility of the historic building;
- Works facilitate long-term viable use and maintenance; of the heritage asset; and
- Conservation-led approach, which ensures continued protection of a high-grade heritage asset.

The proposals sit comfortably within the framework of preservation and conservation under the Act: there is no conflict with national or local policy and there are positive heritage outcomes.

Conclusion

The application relates solely to internal alterations and repairs to a Grade II* listed building, involving the removal of non-original internal partitions and associated making good. The proposals:

- Result in no harm to the significance of the listed building;
- Preserve and in part better reveal its historic character;
- Fully comply with the statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990;
- Accord with the NPPF (December 2024), PPG, and Ribble Valley Core Strategy Policy DME4.

In these circumstances, there are no policy or heritage grounds for refusal, and Listed Building Consent should be granted.

Yours sincerely,

DANIEL CONNOLLY BA (Hons) DipTP MRTPI
Managing Director
Connollys Planning & Development Ltd