

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	30/7/26	Manager:	LH	Date:	31/7/26
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Application Ref:	3/2026/0379			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	29/5/26	Site Notice:	29/5/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Listed Building Consent for proposed alterations and repairs, including replacement windows, lintels and thermal upgrade of existing walls and roof.
Site Address/Location:	Ivy Cottage, Townend, Slaidburn, BB7 3EP.

CONSULTATIONS:	Parish/Town Council
Slaidburn and Easington Parish Council:	Consulted 26/5 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Archaeology:	No objections subject to condition.

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 DME4: Protecting Heritage Assets

Planning (Listed Buildings and Conservation Areas) Act 1990 Section 16

National Planning Policy Framework (NPPF)

Relevant Planning History:**3/1988/0244:**

Removal of two windows, form two windows and renew rotten frames (LBC) (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to an end of terrace cottage property situated in the defined settlement area of Slaidburn within the Slaidburn Conservation Area and Forest Of Bowland National Landscape. Access to the application property is from Townend with front and side garden areas encompassing the South-western and North-western sides of the application property respectively. The neighbouring property of Rock House and its attached barn (Grade II Listed) adjoin the South-eastern side of the application property with the application site being located within a residential setting against a wider backdrop of woodland, agricultural land and open countryside.

The application property holds Grade II Listed Building status with the official Historic England listing description reading as follows:

'House, mid C18th. Slobbered rubble with slate roof. 2 storeys, 3 bays. Windows have cyma-moulded stone surrounds, the ground-floor ones each having one central square mullion remaining. The door, in the middle bay, has an architrave with cyma moulding. Shaped stone gutter brackets. Chimney at the left, and to the right of the door.'

Proposed Development for which consent is sought:

Listed Building Consent is sought for the following works:

- Replacement of timber lintels on x 3 front first floor windows
- Replacement of all existing timber casement windows with new timber casement windows
- Removal of existing sand / cement plaster from internal walls and repoint and finish with lime mortar and plaster respectively
- Repointing of external walls (save for the North-eastern and North-western elevations of the outshut) with lime mortar and installation of 1200mm high waterproof tanking to external walls of outshut
- Removal of internal timber stud wall to expose historic staircase
- Like for like replacement of modern skirting boards where required
- Installation of new plasterboard ceiling above first floor landing

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.

In this instance, a heritage impact statement has been provided in support of the application which makes reference to the property's listing description which in turn attributes the significance of the heritage asset to the architectural detailing of the masonry, windows and doors within the building's principal elevation.

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.'

The *Institute Of Historic Building Conservation (2021)* provides additional guidance specific to the works proposed under this application:

'Original doors and windows should be retained. They should be replaced only where they are demonstrably beyond repair and should match the originals, or later historically or architecturally important replacements, in every respect...Repointing should generally be localised and should not extend beyond the area where it is strictly necessary...Cement and other inappropriate modern renders may be removed in a properly managed way...Where exposed facing brickwork or stonework is deteriorating badly or is suffering from driving rain penetration, consideration could be given to protecting it with lime wash or an appropriate traditional lime-based render...The use of traditional lime-based renders allows natural evaporation of any moisture trapped within the wall.'

In this instance, the proposal seeks to replace all existing windows within the application property in order to improve the property's thermal efficiency. The applicant has confirmed that the existing softwood casement windows in place were installed in the 1980s and are currently in a state of disrepair and this has been evidenced by supporting photographs. In addition, the proposal seeks to replace the internal timber lintels within the property's three front first floor windows on account of the existing lintels being rotten and beyond repair and this has also been evidenced by supporting photographs. As such, it is clearly apparent that the windows and lintels in question have failed in their structural purpose and are demonstrably beyond repair therefore their replacement with new windows and lintels is considered to be justified in this instance. The proposal seeks to replace the property's existing softwood casement windows with new Iroko hardwood (premium grade timber) casement windows, all of which would comprise a slimmer profile to that of the existing windows, with the application's supporting sectional drawings showing that these would be discreetly recessed into the property's existing window openings. As such, the proposed replacement windows would read as subtle and congruent additions to the property. In addition, the existing rotten lintels are to be replaced with new oak lintels sourced from materials available on the Slaidburn Estate with the surrounding stone being rebuilt with a lime based mortar, both of which would improve the structural integrity of the property's three first floor window openings. Furthermore, the replacement of the existing window frames and lintels would prevent future occurrences of water ingress, damp, mould and heat loss within the property. Accordingly, the proposed installation of replacement windows and lintels is considered to be acceptable.

The internal walls of the application property are currently finished in a non-porous sand / cement plaster which in turn has led to some occurrences of damp within the property. In light of this, the proposal seeks to carefully remove the existing plaster and repoint and replaster the internal walls with a lime based mortar and plaster respectively. Similarly, it is proposed to repoint the external walls of the application property (save for the North-eastern and North-western elevations of the property's rear outshot which are in reasonable condition) with a lime based mortar and install 1200mm high tanking to

the external walls of the outshut. The works proposed to the interior and exterior elevations of the property would in this instance allow for more breathability within the property's walls which in turn would safeguard the property against future occurrences of damp and water ingress and preserve the property's building fabric. These works are therefore considered to be acceptable.

A modern timber stud wall has been installed to the rear of the property's dining room and first floor bedroom which at present is obscuring what is believed to be a historic staircase (not in use). The proposal seeks to remove a section of the timber stud wall at the ground floor level (whilst retaining the existing cupboard) and the entirety of the stud wall at the first floor level and floor over the resultant first floor void with matching ceiling joists and floorboards. These works would remove a currently inaccessible void which if left as existing could potentially encourage occurrences of damp and vermin and would also re-expose the covered staircase which is believed to be a historically important feature. These works are therefore considered to be acceptable.

The proposal seeks to replace the property's existing skirting boards where necessary as part of the proposed works of repair and renovation. The skirting boards in question are modern softwood additions to the property therefore their replacement with like for like skirting boards where required is considered to be acceptable.

It is understood that modern plasterboard ceilings previously in place above the property's landing area have collapsed as a result of roof leaks and these are also to be replaced like for like which is considered to be acceptable. Image 8 within the supporting heritage impact statement shows a void within the roof space above the property's landing however the applicant has confirmed that this photograph was taken whilst an emergency like for like repair (replacement of gutter boards and lead gutter lining) was being carried out on the valley gutter between the main property and the taller gable end of its outshut, with this work having been completed prior to the submission of this application and with the roof now being structurally sound with no further work proposed.

Taking account of all of the above, the proposed works are considered to reflect current heritage guidance and would both contribute towards the preservation of the heritage asset whilst delivering a visual enhancement to the character and appearance of the historic property. For these reasons the works proposed 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.
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