

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:	3/2026/0380			 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 replacements windows, lintels and thermal upgrade of existing walls and roof.
Site Address/Location:	24 Chapel Street, Slaidburn, BB7 3ES.

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

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 DME4: Protecting Heritage Assets

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

National Planning Policy Framework (NPPF)

Relevant Planning History:**3/1988/0143:**

Alterations to form bathroom (Approved)

3/1980/0835:

Overhead electricity lines (Approved)

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

The application relates to an end of terrace three storey 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 Chapel Street with a rear garden area encompassing the South-western side of the application property. The properties of No.4 – No. 22 Chapel Street (all Grade II Listed) adjoin the North-western 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 (along with No. 20 and 22 Chapel Street) collectively hold Grade II Listed Building status with the official Historic England listing description reading as follows:

'Houses, part of a row, 1811. Squared sandstone with slate roof. 3 storeys. Windows and doors have plain stone surrounds, the doors having raised and fielded panels. No.24 (to the left) is one bay with the door to the right. The ground and 1st floor windows are sashed with glazing bars. The attic has a 6-pane sash. Left-hand gable chimney. No.22 has a door to the left and a wide entrance with segmental head to the right. Above the door is a fixed window with glazing bars. Above the wide entrance is a sashed window with glazing bars. The attic has a 6-pane sash. Above the wide entrance is a worn plaque: 'WT 1811'. Chimney to the right. No.20 is of one bay with the door to the right. It has 6-pane sashes, and a chimney to each side.'

Proposed Development for which consent is sought:

Listed Building Consent is sought for the following works:

- Removal of sand / cement render from gable wall and repoint in lime mortar
- Removal of existing lime, gypsum and cement plaster from internal walls and repoint and finish with lime mortar and plaster respectively
- Replacement of existing timber sash / casement windows with new timber sash / casement windows
- Installation of timber framed vestibule and internal door
- Installation of stud partition at first floor bathroom / store to enclose new bath
- Installation of stud partition at second floor bedroom to enclose new toilet and sink
- Replacement of existing plasterboard kitchen ceiling with fire resistant plasterboard ceiling
- Like for like replacement of modern skirting boards where required

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 largely makes reference to elements of interest cited in property's listing description which attributes the significance of the heritage asset to the architectural detailing of the masonry, windows and doors within the building's principal elevation and its gable chimney.

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:

'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...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...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.'

In this instance, the application's Historic Building Impact Assessment states that there is evidence of damp penetrating through the property's South-eastern gable wall which has been attributed to the existing sand / cement render in place. In light of this, the proposal seeks to remove the existing sand / cement render and repoint and re-render the gable end of the property with a lime based mortar and render respectively. Similarly, the internal walls of the application property are currently finished in a less than desirable mixture of lime, gypsum and cement plaster and the proposal seeks to carefully remove the existing plaster and repoint and replaster the internal walls with a lime based mortar and plaster respectively. The works proposed to the exterior and interior 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.

The proposal seeks to replace all existing windows within the application property in order to improve thermal efficiency. The applicant has confirmed that the existing windows in place comprise a mixture of timber sliding sash and modern casement windows installed in the 1980s, with one of the property's front facing sliding sash windows being rotten and beyond repair (this has been evidenced with a photograph). Additional email correspondence from the applicant states that retaining / repairing the additional windows within the property would be impractical on the basis that this would give rise to a significant risk of excessive condensation on the windows given that the existing units are not fitted with any provision for trickle ventilation to reduce occurrences of condensation. As such, given the documented issues pertaining to structural failure and impracticalities in retaining the existing windows, the introduction of replacement windows is considered to be justified in this instance. The proposal seeks to replace the property's existing timber sliding sash and casement windows with like for like

replacements comprised of Iroko hardwood (premium grade timber), 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 new windows would comprise multi-position secure catches or actual trickle vents fitted to allow the windows to be fixed securely while allowing a modest amount of ventilation which in turn would prevent future occurrences of water ingress, damp, mould and heat loss within the property. Accordingly, the proposed installation of replacement windows is considered to be acceptable.

The internal alterations proposed to the ground floor level of the property would be minimal in terms of scope comprising the formation of a modestly sized vestibule and internal door at the property's front entrance. Similarly, the extent of stud walling proposed for the property's first floor bathroom and second floor bedroom would amount to a modest quantity of subdivision relative to the existing floor layouts in place. Consequently, the existing plan form of the building would remain legible following the proposed internal alterations (which would also be reversible) therefore these works are considered to be acceptable.

It is stated that the property's kitchen ceiling is not currently up to building regulations standards with regards to its fire resistance capabilities therefore the proposal seeks to install a new fire resistant ceiling. In this instance, the existing ceiling in place is of a modern plasterboard construction therefore its replacement with new Fireline boards finished in plaster is considered to be acceptable.

The proposal also 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.

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. 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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