

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	BT	Date:	12/8/26	Manager:	NH	Date: 12.08.26

Application Ref:	3/2026/0417			 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 alternative window head design.
Site Address/Location:	Duke of York Inn, Grindleton Brow, Grindleton, BB7 4QR.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	
CONSULTATIONS:	Additional Representations.
One letter of support has been received in relation to the proposal.	

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 Policy DMG1: General Considerations Policy DME4: Protecting Heritage Assets Policy DMH5: Residential And Curtilage Extensions Planning (Listed Buildings and Conservation Areas) Act 1990 Section 16 National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2026/0183: Approval of details reserved by conditions 3 (details of stone walling), 4 (details of greenhouse) and 5 (window sections) of listed building consent 3/2025/0745 (Approved) 3/2026/0040: Listed Building Consent for replacement of front door, retrospective removal of oil- based paint from stone dressings and retrospective ad hoc lime pointing. Retrospective replacement of render on south-west gable and reinstatement of two blocked windows in south-west elevation of rear wing (Approved) 3/2025/0745: Listed Building Consent for reinstatement of window and greenhouse in garden (Approved)

3/2025/0314:

Approval of details reserved by conditions 12 (biodiversity net gain) and 13 (habitat management and monitoring plan) and the statutory biodiversity condition of planning permission 3/2024/0439. (Approved)

3/2025/0214:

Approval of details reserved by conditions 3 (walling and roofing materials), 4 (specifications of proposed windows and doors), 5 (conservation roof lights), 6 (boundary treatments), 7 (archaeological investigation), 8 (staircase) and 9 (lighting) of Listed Building Consent 3/2024/0440. (Approved)

3/2025/0213:

Approval of details reserved by conditions 3 (walling and roofing materials), 4 (specifications of proposed windows and doors), 5 (conservation roof lights), 6 (boundary treatments), 7 (archaeological investigation), 8 (lighting), 10 (parking and turning), 11 (landscaping), 12 (biodiversity gain plan) and 13 (habitat management and monitoring) of planning permission 3/2024/0439. (Approved)

3/2024/0440:

Listed Building Consent for change of use from public house with living accommodation to residential use. Demolition of side and rear extensions and construction of single-storey extension to side and detached garage. Alteration to vehicle access and creation of domestic curtilage. (Approved)

3/2024/0439:

Application for planning permission for change of use from public house with living accommodation to residential use. Demolition of side and rear extensions and construction of single-storey extension to side and detached garage. Alteration to vehicle access and creation of domestic curtilage. (Approved)

3/2022/0884:

Listed Building Consent for the change of use from public house with bar serving food and living accommodation to public house with bar serving food, cafe and B&B accommodation, associated extension and alterations to the building. Construction of three one-bed holiday apartments, managers accommodation, alterations to vehicle access and landscaping (Approved)

3/2022/0883:

Application for planning permission for change of use from public house with bar serving food and living accommodation to public house with bar serving food, cafe and B&B accommodation, associated extension and alterations to the building. Construction of three one-bed holiday apartments, managers accommodation, alterations to vehicle access and landscaping (Approved)

3/2021/1249:

Listed Building consent for the change of use from public house with living accommodation to residential use. Demolition and replacement of single storey extensions, alterations to vehicle access and landscaping. Following refused application 3/2019/0050 (Refused)

3/2021/1248:

Change of use from public house with living accommodation to residential use. Demolition and replacement of single storey extensions, alterations to vehicle access and landscaping. Following refused applications 3/2019/0049 and 3/2020/0219 (Refused)

3/2020/0219:

Change of use from public house with living accommodation (A4 drinking establishment) to residential use (C3 dwelling). Resubmission of application 3/2019/0049 (Refused)

3/2019/0050:

Change of use from public house with living accommodation to one dwelling with business use. Demolition of existing single-storey extensions and construction of new single-storey extension (Refused)

3/2019/0049:

Change of use from public house with living accommodation to one dwelling with business use. Demolition of existing single-storey extensions and construction of new single-storey extension. Construction of new, two-storey, three-car garage with business storage above. Construction of three new two-storey holiday lets (Refused)

3/2009/0289:

Proposed level standing/seating area (Listed Building Consent) (Resubmission) (Approved)

3/2009/0288:

Proposed level standing/seating area (Resubmission) (Approved)

3/2008/0448:

Retrospective application for decking to front of building (Refused)

3/2008/0447:

Retrospective application for decking to front of building (Refused)

3/1997/0842:

Extension to rear of premises to form link to toilets and store (conservation area consent) (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a former public house situated in the defined settlement area of Grindleton within the Grindleton Conservation Area and Forest Of Bowland National Landscape. Access to the application property is from Grindleton Brow and Main Street with a garden area encompassing the North-western and South-western sides of the application property and with the North-western side of the property being adjoined by No. 1 - 4 Kayley Terrace. The application property lies within a predominantly residential area with the wider area surrounding the site comprising a mixture 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:

'Public house, early C19th. Squared sandstone with diagonal tooling. Stone slate roof. Double-pile plan with end stacks and chamfered quoins. 2 storeys with attic, 2 bays. Windows sashed with no glazing bars and with plain stone surrounds. To the left of the door is a double window with central square mullion. The door, between the bays, has a plain stone surround and moulded open pediment on console brackets. The gables have copings and footstones. To the left is a further bay having a double window on the ground floor and a single window above, and with quoins having diagonal tooling. The right-hand return wall (facing east) has 3 windows on the ground floor and 4 on the 1st floor, similar to those of the main facade. Above is an attic window with plain stone surround and semi-circular head.'

Proposed Development for which consent is sought:

Listed Building Consent is sought for the reinstatement of a historic window opening within the rear North-western elevation of the application property.

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 heritage asset as follows:

'The Duke of York is nationally important as a late Georgian building of ca.1800, perhaps originally intended as a private house, but which was certainly operating as an inn by the middle of the 19th century. Its primary interest is in the prominent front and east elevations.'

Accordingly, the above observations indicate that the significance of the application building is largely underpinned by its historical interest (evidence of historic uses) and architectural interest (South-eastern and North-eastern elevations).

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

'The reinstatement of documented missing architectural fixtures or features may be appropriate if there is clear and compelling evidence and the work is undertaken accurately...Dummy and blocked windows may be an integral part of the architectural composition and re-opening is generally appropriate only where there is clear evidence that this was the original intended elevational treatment.'

In this instance, the proposal seeks to reinstate a historic stair window opening located on the rear North-western of the application property, with Listed Building Consent having been previously granted for this same alteration under application 3/2025/0745. As was previously documented under application 3/2025/0745, the existing first floor window in place on the property's rear North-western elevation is an early C20th addition of no discernible heritage value therefore the removal of the existing window and reinstatement of the historic stair window (of which the position and proportions have previously been confirmed) is considered to be acceptable. The current proposal seeks to incorporate an arched head to the reinstated window opening (as opposed to the square head design previously approved under application 3/2025/0745) and it is stated that further examination of the reinstated opening has shown that an arched-top form would provide a more aesthetically appropriate and coherent reinstatement in comparison with the previously approved design.

Whilst the arched head component of the reinstated window opening would be discernible from the square head design of the additional window openings within the property's rear North-western elevation, the proposed elevation drawing submitted in support of the application shows that the arched head detail would read as a congruent addition to the property that would not disrupt the

overall symmetry of openings within the property's rear profile. In addition, the overall proportions of the reinstated window opening would remain the same relative to the works approved previously, albeit with additional space between the top of the reinstated window opening and eaves level of the property which in turn would allow for a clearer appreciation of the historic stair window opening. Furthermore, the submitted plans show that the windows proposed for the reinstated opening would consist of hardwood detailed in a heritage paint and traditional ironmongery, with the windows being discreetly recessed into the reinstated opening. As such, the proposed replacement windows would read as subtle and congruent additions to the property.

Taking account of all of the above, the works proposed would be compliant with current heritage guidance and would in this instance deliver a minor visual enhancement to the character and appearance of the historic property 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.
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