

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVAL

DATE: 27 AUGUST 2026

REF: LW

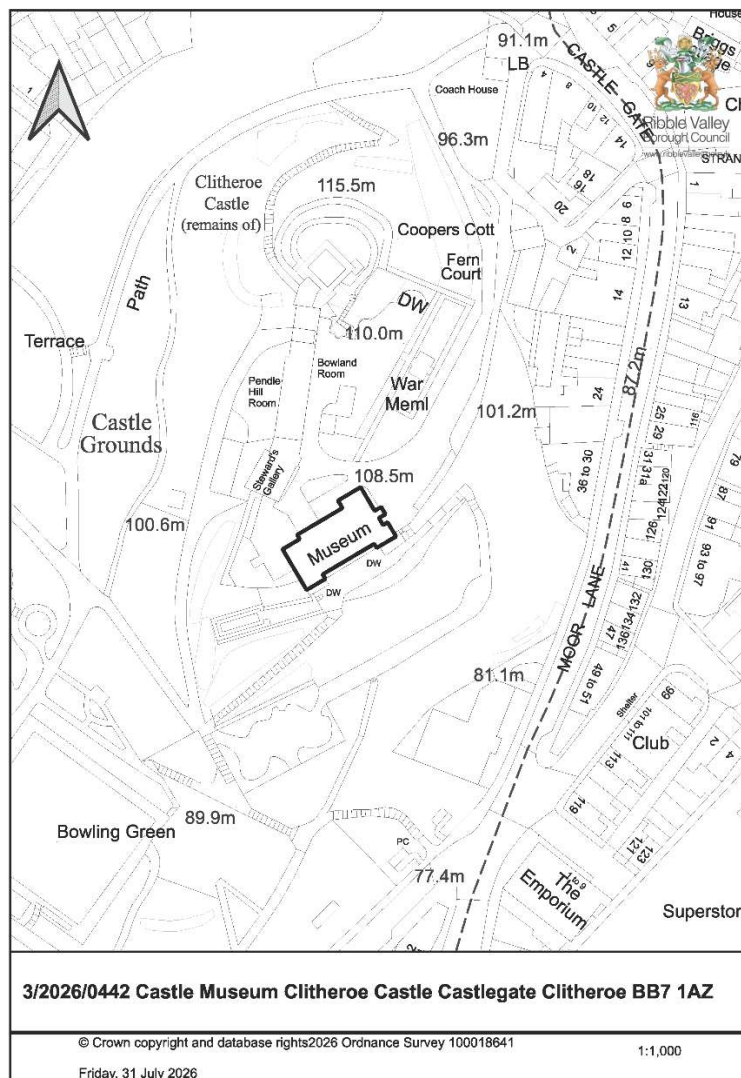
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APPLICATION REF: 3/2026/0442

GRID REF: SD 374247 441621

DEVELOPMENT DESCRIPTION:

LISTED BUILDING CONSENT FOR REPOINTING WORKS TO NORTH WALL OF MUSEUM BUILDING. CASTLE MUSEUM, CLITHEROE CASTLE, CASTLEGATE, CLITHEROE, BB7 1AZ.



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

A consultation response from the Town Council was received on 9th June 2026 raising no objection to the proposed development.

ADDITIONAL REPRESENTATIONS:

None received.

1. Site Description and Surrounding Area

- 1.1 Members will note that the application is being brought before Committee due to the application being made on behalf of Ribble Valley Borough Council, with the land to which the application relates also falling within the ownership of the Authority.
- 1.2 The application site comprises the Castle Museum, a Grade II listed building situated within the Clitheroe Castle Historic Park and Garden. The site lies in close proximity to several designated heritage assets, including Clitheroe Castle (Grade I listed), the Clitheroe War Memorial (Grade II listed), and the Outbuilding and Stable Block to Clitheroe Castle (Grade II listed). The site is also located within the Clitheroe Conservation Area.
- 1.3 The list entry for the Castle Museum (Premises occupied by Ribble Valley Borough Council in grounds of Clitheroe Castle) reads as follows:

Early-mid C19.3 storeys in coursed stone with ashlar dressings. Gothic style. To the left, a turret square in section with 2 arched windows on 3 floors, crenelated parapet. Right hand section crenelated with 2 arched windows on 2 floors, and 1 to left and Jacobean style porch with 2 ball finials and round-headed entry with double doors. 2 windows to right with wood mullions, of 2 lights, 2 windows on 3 floors. Included as part of a group.

2. Proposed Development for which consent is sought

- 2.1 The application seeks Listed Building Consent for repointing works to the north wall of the Museum building.

3. Relevant Planning History

3/2021/1290: Replace existing traditional mortar ridge system with a dry venticated ridge system to the existing slate pitched roof areas (Approved).

3/2021/0699: Dismantle parapet to level of copper/ lead tray. Make adjustments/ replace lead/ copper trays and rebuild parapet using the retained stone and matching mortar (Approved).

3/2019/0088: Replacement of one stone mullion that is damaged beyond repair. Replacement with Waddington Fell gritstone mullion to the same profile and size and existing (Approved).

3/2019/0014: Replacement of two stone lintels that are damaged beyond repair and to replace them with Waddington Fell gritstone lintels (Approved).

3/2018/0950: Removal of four existing steel casement windows (in one opening) and pinning of damaged mullion. Replacement of existing windows with new electroplated and powder coated steel casement windows (Approved).

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement EN5 – Heritage Assets

Policy DMG1 – General Considerations

Policy DME4 – Protecting Heritage Assets

Planning (Listed Buildings and Conservation Areas) Act

National Planning Policy Framework (NPPF)

5. **Assessment of Proposed Development**

5.1 **Impact upon Listed Building:**

5.1.1 The building is Grade II Listed and in assessing the proposal, regard must be given to the statutory duties imposed on the Authority in respect of the preservation and enhancement of designated heritage assets.

5.1.2 In this respect, at a local level, Key Statement EN5 and Policy DME4 are primarily, but not solely, engaged for the purposes of assessing the likely impacts upon designated heritage assets resultant from the proposed development.

5.1.3 Key Statement EN5 states that:

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

This will be achieved through:

- *Recognising that the best of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- *Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*

- *Requiring all development proposals to make a positive contribution to local distinctiveness/ sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.*

5.1.4 In respect of development within Conservation Areas or those affecting Listed Buildings or their setting, Policy DME4 states that development will be assessed on the following basis:

2: Listed Buildings and Other Buildings or Significant Heritage Interest

Alterations or extensions to Listed Buildings or buildings or 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.

Any proposals involving the demolition or loss of important historic fabric from Listed Buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

5.1.5 Given the proposal relates to a Grade II Designated Heritage Asset, special regard must also be given to the statutory duties imposed on the Authority, pursuant to national legislation, particularly in respect of the preservation and enhancement of such assets.

5.1.6 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. As such, in determining applications that affect designated heritage assets, the Authority must consider the duties contained within the principle Act which states the following:

Listing 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 features, quality or characteristic of the asset or setting that contributes to the significance of the asset.

5.1.7 The National Planning Policy Framework (NPPF) sets out further duties in respect of determining proposals that affect heritage assets stating that *‘in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological*

interest, Local Planning Authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

- 5.1.8 The Framework sets out further duties in respect of considering potential impacts upon designated heritage assets with Paragraphs 207-221 reading as follows:

212: 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.

213: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217: Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218: Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability

to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

221: Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

- 5.1.9 In this instance, the supporting information submitted with the application states that the proposed works are justified as the remedial measures undertaken to date have not adequately resolved the ongoing issues of water ingress. It is noted that a range of less intrusive and more conventional repair works have already been carried out, including repointing of affected wall areas, redressing of leadwork, the application of lead mate and sealants, and the use of moisture-resistant paints on the internal plastered wall surfaces.
- 5.1.10 To address the continued water ingress affecting the museum building, which is having a detrimental impact on both the internal appearance of the building and certain structural elements and decorative finishes, it is proposed to repoint the northern elevation using lime mortar. The existing downpipe and hopper will be temporarily removed and stored on site prior to the commencement of the works and reinstated thereafter. Existing cement-based mortar will be carefully removed by hand, and the original lime mortar raked out to a minimum depth of 30mm. The elevation will then be cleaned to remove dust and debris from the masonry joints. Any masonry units exhibiting bed splits will be replaced on a like-for-like basis. Voids within the walling will be deep packed using pinning stones and lime mortar, while larger surface areas exceeding 100mm will be repaired with new facing stone to match the existing masonry. Approximately 50% of the quoins will be lime grouted, and the elevation repointed using lime mortar, with pinning stones inserted in joints exceeding 25mm in width. The mortar will be finished flush with the masonry arris. To prevent rapid drying, the masonry will be dampened before and during the works, with hessian sheeting installed and kept damp as required, depending on weather conditions. Once the mortar has sufficiently stiffened, the surface will be worked with a churn brush to compact and texture the mortar before being lightly brushed with a brass brush to achieve a consistent finish. The completed works will then be protected for a period of seven days.
- 5.1.11 In addition, the existing downpipe and hopper will be repainted and then reinstated using stainless steel fixings.
- 5.1.12 Given the ongoing water ingress issues affecting the building, the proposed repointing works are considered to constitute a heritage benefit. The works would reduce moisture penetration and help prevent the continued deterioration of the historic fabric, thereby contributing to the long-term preservation and maintenance of the significance of the designated heritage asset.
- 5.1.13 Whilst the proposed lime mortar mix has not been specified as part of this application it is considered that this could be satisfactorily controlled via an appropriately worded planning condition.

5.1.14 Taking all of the above into account, the proposed works are considered to accord with current heritage conservation guidance and would preserve the significance of the designated heritage asset. As such, the proposal would result in no harm to the special architectural or historic interest of the Listed Building and is therefore considered acceptable. Accordingly, the development is considered to comply with the requirements of Section 16 of the Planning (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.

6. Observations/Consideration of Matters Raised/Conclusion

6.1 For the reasons outlined above and having regard to all material considerations and matters raised the application is recommended for approval.

RECOMMENDATION: That the application be APPROVED subject to the imposition of the following condition(s):

1. The development hereby permitted must be begun not later than three years from the date of this permission.

REASON: Required to be imposed by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details:

Location Plan (1:1250)
Plan Showing Wall to Receive Re-pointing Works (1:100)
Side (North) Elevation (1:100)

REASON: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied with the details.

3. No external re-pointing or other masonry repair shall take place until details of the proposed lime mortar specification for such works has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in strict accordance with the approved details and the methodologies as specified in the submitted Application Form and Heritage Statement.

REASON: To ensure the use of appropriate materials and methods in order to safeguard the special architectural and historic interest of the listed building.

BACKGROUND PAPERS

[Planning Application - Ribble Valley Borough Council](#)