

Late Items – Planning & Development Committee				 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Meeting Date: 27 AUGUST 2026					
Briefing version			Issue Date:		
Committee Version		Y	Issue Date:		27/8/26
Application Ref:		3/2026/0442	Listed Building Consent for repointing works to north wall of Museum Building.		REC: AC

Since the publication of the Committee Agenda, Committee are asked to note the following updates:-

2026 National Planning Policy Framework (NPPF)

An updated NPPF was published on 17th August 2026. The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication. There is a new presumption in favour of sustainable development which the Government say is designed to give more direction about the suitability of development in different types of location. The Framework states that development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight.

The following new policies are of particular consideration for this application:

- HE4 Securing the conservation of heritage assets - states any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.’ The heritage impacts of this development accord with this policy.
- HE5: Assessing effects on heritage assets – requires development proposals affecting heritage assets to be accompanied by an assessment of the significance of the assets affected. The application is supported by a Heritage Statement which assesses the proposal’s impact on the Grade II Listed Building.
- HE6: Proposals affecting designated heritage assets – states that substantial 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 effect amounts to positive effect, harm, substantial harm or total loss of its significance. Development proposals which would have a positive effect on a designated heritage asset should be supported and any harm to designated heritage assets will be a matter of considerable importance and weight. The heritage impacts and justification for such impacts accord with this policy.

With no conflicts identified with relevant 2026 NPPF policies the development remains to be supported by the new NPPF.