

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	29/9/26	Manager:	LH	Date:	2/10/26
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Application Ref:	3/2026/0524			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	31/7/26	Site Notice:	31/7/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Retrospective Listed Building Consent for retention of unauthorised works to annex building and adjoining car port.
Site Address/Location:	Dower House, Park Road, Gisburn, BB7 4HT.

CONSULTATIONS:	Parish/Town Council
Gisburn Parish Council:	Consulted 5/8/26 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to condition.
RVBC Environmental Health:	No objections.

CONSULTATIONS:	Additional Representations.
An objection has been received from one household in relation to the proposal which raises concerns with regards to the following: • Impact of the proposal upon the setting of the Grade II Listed Building Dower House • Impact of the proposal upon the historic character of the Gisburn Park Estate • Impact of the proposal upon the Gisburn Conservation Area • The benefits that would be derived from the proposed development would be outweighed by the harm to the aforementioned heritage assets	

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
Key Statement EC3: Visitor Economy
Key Statement DM12: Transport Considerations
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME4: Protecting Heritage Assets

Relevant Planning History:

3/2026/0527:

Proposed conversion of residential annex to holiday accommodation, incorporating associated as-built alterations (Pending)

3/2024/0263:

Fell T1 Eucalyptus (Approved)

3/2020/0554:

Discharge of condition 9 (roof sample) from planning permission 3/2016/0108 (Approved)

3/2020/0553:

Discharge of condition number 9 (roof sample) from listed building consent 3/2016/0121 (Approved)

3/2020/0165:

Discharge of condition 4 (materials) from planning permission 3/2018/0255 (Approved)

3/2018/0256:

Proposed replacement of existing conservatory roof and construction of new roof over proposed car port with flat roof infill to rear. Proposed brick parapet wall forming entrance to car port (Approved)

3/2018/0255:

Proposed replacement of existing conservatory roof and construction of new roof over proposed car port with flat roof infill to rear. Proposed brick parapet wall forming entrance to car port (Approved)

3/2017/0459:

Crown lift Sycamore, remove struggling Hawthorn. Knock back Elderberry before it falls/splits. Work also to Yew, Ash and Willow (Approved)

3/2017/0097:

Crown lift and pruning of trees in conservation area (Approved)

3/2016/0799:

Discharge of condition(s) 5 (historic building assessment), 6 (bat survey mitigation) and 7 (greenhouse specification) of planning permission 3/2016/0121 (Approved)

3/2016/0757:

Discharge of condition(s) 5 (historic building assessment), 6 (bat survey mitigation) and 7 (greenhouse specification) of planning permission 3/2016/0108 (Approved)

3/2016/0121:

Internal alterations and remodelling to Dower House. Conversion of existing outbuildings. Essential remedial works to Dower House and outbuildings . New roof structure over existing conservatory and proposed carport. New glazed link between conservatory and annex. New Victorian style greenhouse to the rear of the existing stable outbuilding (Approved)

3/2016/0108:

Internal alterations and remodelling to Dower House. Conversion of existing outbuildings. Essential remedial works to Dower House and outbuildings . New roof structure over existing conservatory and

proposed carport. New glazed link between conservatory and annex. New Victorian style greenhouse to the rear of the existing stable outbuilding (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached property situated within the defined settlement area of Gisburn and within the Gisburn Conservation Area. Access to the application property is from Park Road with the surrounding area being predominantly residential in character. The application property comprises an 18th-century Georgian dwelling which includes later additions in the form of a rear conservatory extension, car port and adjoining garage building which was historically approved for use as a residential annex, with the car port and annex building forming the basis of this application. A greenhouse and adjoining garage building lie directly adjacent to the North-west of the residential annex with the application property comprising extensive grounds which encompass the North-western and South-western sides of the property. The application property holds Grade II Listed Building status with its official listing description reading as follows:

'House, late C18th. Sandstone ashlar with slate roof. 2 storeys. Facade has 2 2-storey canted bay windows, and a central 1st floor window with plain ashlar reveals. All are either sashed with glazing bars or fixed with glazing bars, and have sill bands. Above the 1st floor windows is a moulded band and a cornice with blocking course. Above each projecting bay are 2 urns, with a further urn at each end of the facade. The central door has an architrave, console brackets, and a moulded pediment. End chimneys. At the rear are 2 3-light mullioned windows, that on the ground floor being of C17th type, the 1st floor one of C18th type.'

Proposed Development for which consent is sought:

Retrospective Listed Building Consent is sought for the retention of unauthorised works to the application property's annex building and adjoining car port.

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 20 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:

Policy HE6 (1) of the NPPF (2026) states:

'When considering the potential effect of a development proposal on the significance of a designated heritage asset, 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 a positive effect, harm, substantial harm, or total loss of 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 design, access and heritage statement has been provided in support of the application which summarises the significance of the heritage asset as follows:

'The neighbouring Dower House is an example of a late 18th-century Georgian dwelling (dated 1812) featuring dressed sandstone ashlar to its principal front elevation and distinctive neo-classical symmetry. Historically, it was under the ownership of the Lister Family (the Barons of Ribblesdale) and served its true historic function as a 'Dower House' (a residence designated for the widow of the estate owner).'

Accordingly, the above observations indicate that the significance of the heritage asset is underpinned through a combination of its archaeological interest (remnant historic fabric), architectural interest (principal front elevation and distinctive neo-classical symmetry) and historical interest (links to local historic figures).

In this instance, the works undertaken relate to a car port and adjoining annex building, both of which are modern structures which are adjoined to the Dower House. Alterations have previously been approved for the property's annex building under applications 3/2016/0108 and 3/2016/0121 and in this case the works undertaken do not amount to any significant deviation from these approved works with respect to design, with the works undertaken collectively reading as discreet and sympathetic additions to the annex and car port. Furthermore, no direct works have been undertaken to the Dower House. As such, it is considered that the works undertaken have had no discernible impact upon the significance of the heritage asset or its setting.

In light of the above, the works undertaken to the structures adjoining the heritage asset are considered to be acceptable and in accordance with the requirements of Section 16 of the Listed Buildings and Conservation Areas) Act 1990, Policy HE6 (1) 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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