

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:	3/2026/0527			 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:	Proposed conversion of residential annex to holiday accommodation, incorporating associated as-built alterations.
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:

3/2026/0524:

Retrospective Listed Building Consent for retention of unauthorised works to annex building and adjoining car port (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:

Planning consent is sought for a change of use of the application property's annex to holiday accommodation along with retrospective planning consent for the retention of unauthorised works to the annex building and adjoining car port.

Principle of Development:

Key Statement EC3 of the Core Strategy states:

'Proposals that contribute to and strengthen the visitor economy of Ribbles Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions.'

In this instance, the proposal relates to the provision of new tourist accommodation that could potentially offer small scale benefits to the economy of the Borough. As such, the proposed development would accord with the general intentions of Key Statement EC3.

Policy DMB3 requires additional criteria to be met with regards to the provision of tourism and visitor facilities:

Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:

- 1. The proposal must not conflict with other policies of this plan;*
- 2. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings,*

3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;

4. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;

5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and

6. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.

Having regard to criteria point 1 of Policy DMB3, Key Statement EC3 and Policies DMG1, DMG2 and DMG3 are of relevance to the development being proposed in this instance.

As conveyed above, the proposed development relates to the provision of new tourist accommodation that could potentially offer small scale benefits to the economy of the Borough and would therefore accord with the general intentions of Key Statement EC3.

Policy DMG1 provides general guidance with respect to the impact of proposals for development upon existing amenities, with a stipulation that all development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature. In addition, Policy DMG2 states that development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the Tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas whilst ensuring this is appropriate to the scale of and in keeping with the existing settlement. In this instance, it is not considered that the proposed change of use would give rise to noise and disturbances that would be unduly harmful to the amenity of any adjoining or neighbouring residents (this aspect of the proposal is assessed in more detail in the 'Impact Upon Residential Amenity' section of this report) and would therefore be compatible with its immediate surroundings. In addition, the application property lies within the defined settlement area of Gisburn (Tier 1 Village) and the proposed development would round off existing development through repurposing an existing building.

Key Statement DMI2 and Policy DMG3 of the Core Strategy require decision taking to consider the availability and adequacy of public transport and associated infrastructure to serve those moving to and from new developments. This is consistent with Policy TR3 of the NPPF (2026) which seeks to direct development to sustainable locations where possible. In this instance, the application site lies within the defined settlement area of Gisburn which is identified as a Tier 1 Settlement in the Core Strategy, with the application site being located in close proximity to public transport links and amenities. Consequently, the proposal would be compliant with the provisions of Key Statement EC3 and Policies DMG1, DMG2 and DMG3 and would therefore satisfy criteria point 1 of Policy DMB3.

Turning to criteria point 2, the annex building in question lies within the defined settlement area of Gisburn, adjoins to an existing dwelling and lies within close proximity to buildings within the curtilage of its host property. The proposal would therefore be compliant with criteria point 2 of Policy DMB3.

Having regard to criteria point 3, it is not considered that the works undertaken to the annex building undermine the character, quality or visual amenities of the area (this aspect of the proposal is covered in more detail in the 'Visual Amenity / External Appearance' section of this report). The proposal would therefore satisfy criteria point 3 of Policy DMB3.

Turning to criteria point 4, the application site lies in close proximity to a thoroughfare (Main Street) and is therefore considered to be well related to the existing highway network. In addition, no concerns have been raised with respect to potential traffic movements from the proposed development in the response from LCC Highways and the application site also lies within close proximity to numerous public transport links. The proposal would therefore satisfy criteria point 4 of Policy DMB3.

With respect to criteria point 5, a parking plan has been provided in support of the application which has been deemed as acceptable in the response from LCC Highways. The proposal would therefore satisfy criteria point 5 of Policy DMB3.

Turning to criteria point 6, the proposed change of use carries no implications with regards to ecological impacts and as such raises no conflict with criteria point 6 of Policy DMB3.

Taking account of all of the above, the proposal would meet the requirements of Key Statement EC3 and Policies DMG1, DMG2 and DMG3 and is therefore considered to be acceptable in principle, subject to further assessment of additional material planning considerations.

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.

Impact upon Character/appearance of Conservation Area:

The proposal site is situated within the Gisburn Conservation Area. With reference to making decisions on applications for development in Conservation Areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

This guidance is reiterated in Key Statement EN5 of the Ribble Borough Valley Core Strategy which stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.

The Gisburn Conservation Area Appraisal (2005) identifies the following elements as contributing to the Conservation Area's special interest:

- The absence of 20th-century development along the Main Street, with its attractive mix of 17th, 18th and 19th-century houses, and its high proportion of listed and visually striking buildings;

- Medieval church and churchyard (Grade II* Listed)
- The S-shaped curves of the Main Street, which present different vistas to travellers passing through the village;
- The setting of houses along the main street well back from the road and fronted by large areas of cobbled pavement or set up on terraces with retaining walls and steps to the front doors;
- The tranquil Park Lane, with its 'polite' architecture, gatehouses and park boundary walls

Eastward and westward views along Main Street from Park Mews and No. 1 – 3 Old Chapel respectively are denoted as Key Views on the Gisburn Conservation Area Map with the area adjoining the Southern side of Gisburn Park also being noted as significant open space. Threats to the Conservation Area are listed as the continuing loss of original architectural details and use of inappropriate modern materials or details.

In this instance, the application site occupies a relatively unobtrusive location by virtue of being set back from Main Street therefore the annex building and car port subject to this application do not read as prominent features within the Conservation Area. Furthermore, the works undertaken to the annex building and car port read as small scale additions and alterations and do not amount to any significant deviation from the works approved previously under applications 3/2016/0108 and 3/2016/0121 with respect to materiality and design.

Consequently, it is considered that the works undertaken have had no discernible impact upon the character and appearance of the historic character of the area therefore it is considered that the retention of these works would align with the aims and objectives of Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact Upon Residential Amenity:

Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the proposed holiday accommodation would consist of two bedrooms with basic amenities therefore given the small numbers of people that would be accommodated it is not anticipated that the proposal would give rise to undue levels of noise and disturbances. Furthermore, the proposed development has been subject to review from the Council's Environmental Health department who have raised no concerns with regards to potential noise issues from the proposal.

Consequently, it is not considered that the proposed change of use would give rise to noise and disturbances that would be unduly harmful to the amenity of any neighbouring residents and would therefore be compliant with the aims and objectives of Policy DMG1.

Visual Amenity/External Appearance:

Policy DP3 (1) of the NPPF states:

'Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings.'

Policy DMG1 of the Ribble Valley Core Strategy provides general design guidance as follows:

'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.'

In this instance, alterations have previously been approved for the property's annex building however additional works beyond those approved under applications 3/2016/0108 and 3/2016/0121 have since been undertaken to the annex building and adjoining car port without planning permission. These works include the addition of two rooflights to the property's car port roof and four rooflights to the South-eastern roofslope of the property's annex building however none of these are readily visible when facing into the site from Park Road. The former garage door opening serving the annexe's ground floor bedroom has been glazed entirely in place of the previously approved cladded / glazed design however the glazing in place has been punctuated with framework to form three separate full length windows which in turn has resulted in a proportionate and congruent solid to void ratio within the opening. Ground and first floor window openings have been introduced to the North-eastern and South-western elevations of the annex building respectively however the ground floor window has been installed in place of what appears to have been a previously blocked opening and the first floor window is a modestly sized feature with regards to its proportions which is only visible from within the extents of the property's curtilage area. As such, these openings read as discreet and congruent additions to the annex building. Internal alterations have also been undertaken to the annex building which include the formation of a first floor area however this has not resulted in any increase in height to the annex building. Consequently, the works undertaken collectively read as discreet and sympathetic additions to the annex and car port and do not amount to any significant deviation from the works approved previously under applications 3/2016/0108 and 3/2016/0121 with respect to design.

Taking account of all of the above, it is not considered that retention of the unauthorised development would be harmful to the visual amenities of the area would therefore satisfy the requirements of Policy of the NPPF and Policy DMG1 of the Core Strategy.

Highways and Parking:

The proposed development has been subject to review by Lancashire County Council Highways who have raised no issues with respect to access, parking provision or general highway safety. The LHA response recommends for the imposition of a condition with respect to secure cycle storage which has been imposed on this consent. On this basis, it is not considered that the proposed development will have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

Landscape/Ecology:

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is subject to the de minimis exception and forms the basis of retrospective development.

Observations/Consideration of Matters Raised/Conclusion:

The proposed provision of tourist accommodation meets with the requirements of Key Statement EC3 and Policies DMG1, DMG2, DMG3 and DMB3 of the Core Strategy, thus establishing the principle of development.

Furthermore, it is not considered that retention of the works undertaken to the annex building and car port would have any undue impacts upon neighbouring amenity, the visual amenities of the area or the

historic character of the Gisburn Conservation Area. Moreover, the works undertaken do not raise any concerns with respect to impacts upon highway safety or the ecology of the area.

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 planning consent be granted subject to the imposition of conditions.
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