

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	BT	Date:	8/10/26	Manager:	LH	Date: 15/10/26

Application Ref:	3/2026/0582			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	26/8/26	Site Notice:	26/8/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Listed Building Consent for repairs and maintenance of roof and rainwater goods on the barn buildings.
Site Address/Location:	Dickinsons Farm (Barns), Main Street, Pendleton, BB7 1PT.

CONSULTATIONS:	Parish/Town Council
Pendleton Parish Council:	Consulted 10/8/26 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Archaeology:	No objections subject to condition.
RVBC Countryside:	Consulted 10/8/26 – no response received.
CONSULTATIONS:	Additional Representations.
None.	

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 Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME3: Site And Species Protection And Conservation Policy DME4: Protecting Heritage Assets Planning (Listed Buildings and Conservation Areas) Act 1990 Section 16 National Planning Policy Framework (NPPF) Relevant Planning History: 3/2022/0675: Discharge of Condition 3 (Materials) of planning permission 3/2022/0226 (Approved) 3/2022/0674: Discharge of Condition 3 (Materials) of planning permission 3/2022/0225 (Approved)

3/2022/0673:

Discharge of Condition 3 (Materials) of planning permission 3/2022/0228 (Approved)

3/2022/0228:

Extension to an agricultural cubicle housing building and associated concreting and formation of slurry pit (Approved)

3/2022/0226:

Erection of a new building to accommodate a new parlour and dairy and associated concreting and formation of slurry pit (Approved)

3/2022/0225:

Erection of a new agricultural building to create space for a feed passage and loose housing for cows and associated concreting and formation of slurry pit (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a farmstead located in Pendleton. Access to the application site is from Main Street with the farmstead comprising a farmhouse property, adjoining barn building and additional farm buildings. The application site lies within in a predominantly residential setting within the Pendleton Conservation Area with the wider surrounding area comprising a mixture of woodland, agricultural land and open countryside. Dickinsons Farm and its adjoining barn building collectively hold Grade II Listed Building status with the listing description for the farmhouse and barn reading as follows:

'House, mid C18th. Coursed sandstone rubble with roof of tiles imitating stone slates. 2 storeys. Original house of 3 bays having windows of 2 lights with plain stone surrounds and square mullions. The door, in the central bay, has a plain stone surround. To the left is a later addition of one bay having sashed windows with plain stone surrounds. Chimney to right of the latter bay, and at right of house. The barn has a stone slate roof and a wide entrance with plain reveals and timber lintel. To the right the wider shippon projects forwards with a continuous roof.'

Proposed Development for which consent is sought:

Listed Building Consent is sought for repair works to the roof and rainwater goods on the barn building adjoining Dickinsons Farm.

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 (2026) 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 heritage statement has been provided in support of the application which summarises the significance of the heritage asset as follows:

'The barn at Dickinson Farm is considered to make significant contributions to the archaeological interest of the listed farmstead, in terms of the physical fabric of the building...The barn provides historical illustrative interest as a surviving example of a barn of its time and attests to the workings of agricultural operations undertaken by those living in the attached main farmhouse range. More generally, the barn contributes to the broader historic narrative of the Huntroyde Estate and Pendleton village...One of the chief contributory factors to the barn's significance is its overall architectural style...This particularly includes the arrangement of the cart entrances and door/windows, together with the arrangement of ventilation slits at first-floor level. The barn's architectural and artistic interest is particularly expressed along its principal, south facing elevation, where its unique design, exemplified by the arrangement of its original doorway and openings in addition to key decorative features such as attractive quoin stones can best be appreciated.'

Accordingly, the above observations indicate that the significance of the barn building is underpinned through a combination of its archaeological interest (remnant historic fabric), historic interest (age and association with historic farming practices in the area) and architectural interest (cart entrances, door/windows, ventilation slits and stone quoins).

Making changes to Heritage Assets, Historic England (2016) states:

'Good conservation of heritage assets is founded on appropriate routine management and maintenance. Such an approach will minimise the need for larger repairs or other interventions and will usually represent the most economical way of sustaining an asset...Original materials normally only need to be replaced when they have failed in their structural purpose.'

In addition, Guidance on Alterations to Listed Buildings (IHBC, 2021) states:

'A building derives much of its character and appearance from its roof. Roofs often contain the oldest and least altered parts of a building...alterations should respect what survives in its original form... existing slates can usually be reused...the shortfall should, if possible, be made up from new material of the same or closely similar geological type.'

The application's supporting information describes the roof of the barn building adjoining Dickinsons Farm as currently being in a demonstrably poor condition and this was evident during the case officer's site visit. In this instance, the existing roof slates on the barn building are to be stripped and re-laid which would help to preserve the roof structure of the building through creating a watertight roof profile that would prevent any further occurrences of water ingress. In addition, the coursing and dimensions of all roof slates is to be recorded prior to their removal which would allow for an accurate reconstruction of the barn's roof profile. Furthermore, whilst there may be a potential requirement to utilise replacement roof slates on the barn building these would be like-for-like replacements using locally sourced stone where possible which in turn would be respectful to the historic roof profile of the barn.

It is stated that existing rooflights within the barn building are to be replaced where necessary with conservation style rooflights however the existing rooflights in place on the barn building comprise of modestly sized agricultural style rooflights therefore their replacement with conservation style rooflights is not considered to be appropriate in this instance given that these would be overtly domestic features sited on a building for agricultural use. As such, it is considered that like for like replacements would be more appropriate for any replacement rooflights and further details of these has been secured through the imposition of a condition.

Existing roof timbers within the barn building are to be inspected, cleaned and retained where possible with any replacement of roofing timber being restricted to those that threaten the structural soundness of the barn buildings. This approach would ensure a maximum retention of the barn's historic roofing fabric and as such is considered to be acceptable.

Existing rainwater goods on the barn building are to be repaired and replaced where necessary which in turn would deliver a minor enhancement to the character and appearance of the historic barn building. Accordingly, these works are considered to be acceptable, subject to the provision of further details in the form of samples or detailed specifications of any new rainwater goods to be installed along with method(s) of fixing and further details of proposed paint finishes.

Taking account of all of the above, the works proposed would be compliant with current heritage guidance and would preserve the heritage asset in this instance. Furthermore, it is not considered that these works would result in any measurable harm to the significance of the heritage asset. The works proposed are therefore 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.

Landscape/Ecology:

Protected Species

A preliminary roost survey carried out at the application site on 11/3/26 found no evidence of bats on site however the barn building subject to the proposal was identified as holding moderate potential for accommodating bat roosts. Subsequent emergence surveys carried out on 9/6/26 and 7/7/24 found no evidence of bat roosts within the barn building to be converted. In light of these findings no further survey work has been recommended however the submitted ecology reports provide a number of recommended precautionary measures, working practices and mitigations measures to be adhered to and implemented so as to avoid and mitigate for any potential disturbances to protected species on site. Adherence with the recommended precautionary measures, working practices and mitigations measures has been secured through the imposition of planning conditions.

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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