

Report Title	PLANNING APPLICATIONS
Meeting	COLNE AND DISTRICT COMMITTEE
Meeting Date	09TH JULY 2026
Report Author	NEIL WATSON
Directorate	PLACE
Lead Executive Member(s)	COUNCILLOR L. WHIPP
Wards Affected	VIVARY BRIDGE
Public. Part Exempt, or Fully Exempt	PUBLIC
Appendices (if any)	NONE

PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO COLNE AND DISTRICT COMMITTEE ON 09 JULY 2026

Application Ref: 26/0023/FUL

Proposal: Full (Major): Conversion of the existing hall building to 7 no. apartments with a replacement sun room; erection of 21 no. apartments and 2 no. cottages with associated parking, cycle stands, bin store and landscaping.

At: Langroyd Hall, Langroyd Road, Colne

On behalf of: Fortress Group

Date Registered: 26/01/2026

Expiry Date: 13/07/2026

Case Officer: Alex Cameron

This application is brought before Committee as it is a major development.

Site Description and Proposal

The application site is the vacant Grade II Listed Langroyd Hall and associated land. There are dwellings to the south and east, including Grade II Listed Langroyd Farmhouse and Langroyd Country Park is to the north and west. The site is accessed via a tree-lined driveway with access onto the Langroyd Road / Red Lane / Regent Lane roundabout.

The proposed development is the change of use and external alterations to the building to convert it to 7 apartments, including the demolition of the existing sun room and erection of a replacement sun room structure in its place, and the erection of a three storey apartment block with 17 apartments, a two storey apartment block with 4 apartments and a pair of two storey semi-detached houses, resulting in a total of 30 dwellings. The proposed buildings would be finished in natural stone, with areas of standing seam metal cladding and mansard roof to the larger apartment block, natural blue slate pitched roofs to the smaller apartment block and houses and timber fenestration to the Hall and silt-line aluminium to the new buildings.

Relevant Planning History

19/0893/FUL - Full: Demolition of part of Hall (40cu.m.); Change of use of Langroyd Hall from Public House (Use Class A4) to Extra Care Residential Institution (Use Class C3); Erection of four new build units to form 32 no. Extra Care apartments with ancillary gymnasium, hairdressers, and associated car parking. Approved

19/0894/LBC - Listed Building Consent: Demolition of part of Hall (40 cu.m.); Erection of two single storey extensions; Removal of rear rooflink; Reinstatement of original staircase and roof slates; Replacement windows; Replacement of roof slates; Internal alterations to remove and install internal walls. Approved

Consultee Response

LCC Highways – No objection subject to conditions for off-site highway works, access footway, parking, cycle storage and electric vehicle charging and note relating to off-site highway works.

LCC Schools Planning – An education contribution is not required.

PBC Environmental Health – Request that a construction management condition and contaminated land note is attached.

PBC Environment Officer – no objection.

Lead Local Flood Authority – No objection subject to conditions

United Utilities – Comment that surface water should be discharged in accordance with the discharge hierarchy and all preferable options investigated before discharge to the combined sewer can be approved and in the absence of detailed draining plans an assessment of the potential risk from surcharging of foul water sewers within the site cannot be assessed. Identify that a sewer crosses the site and the developer must contact them investigate its location and whether any diversion will be required. Recommend a condition for details of foul and surface water drainage.

Cadent Gas – No objection subject to a note.

Lancashire Fire and Rescue – Comments related to building regulations.

Conservation Consultants - The application site is the Grade II listed Langroyd Hall, an early C17 house with late C17, C18 and C19 additions and alterations. It is located off the north side of Red Lane, accessed from a drive from the southeast. It is located to the northwest of its grounds which is now primarily hard standing for parking. It closed as a restaurant in 2018 and has remained vacant and has fallen into disrepair. It is subject to vandalism and is considered at risk.

The proposal is for conversion of the existing hall to create 7 apartments, a replacement sun room; erection of 21 no. apartments and 2 no. cottages with associated parking, cycle stands, bin store and landscaping. The proposed apartment block would be located to the northeast of the hall, and has a larger footprint than the hall. To the east a further block would be located adjacent to the access which would remain unchanged. To the west of the hall would be a pair of semi-detached cottages. Parking is to the peripheries of the site and within the central open area and a space has been retained to the immediate east of the hall with no parking. I have read the supporting documents. The key heritage issues for the LPA to consider are: 1. Whether the proposal preserves the special interest of the listed building through direct works; and 2. Whether the proposal preserves the special interest of the listed building through development in its setting. Impact on the listed building Langroyd Hall is of special interest as a C17 relatively high status house with later alterations. It retains a projecting two storey porch, prominent chimneys and stone finials. Internally, panelling, decorative plaster ceilings and various stone fireplaces are retained, despite alterations relating to its use as a restaurant. The plan form internally has been significantly altered but the remaining features make a major contribution to its significance. I have no objection to the principle of conversion which has been previously consented. The building remains unoccupied and at grave risk of further decay and vandalism. Any harm arising from the proposal should be considered against the considerable public heritage benefits of bringing the building back into use. The staircases proposed for removal are identified as non-historic in both material and location, in the Heritage Statement submitted in support of approved application 19/0894/LBC. I have no objection to their removal or installation of a new staircase which will also allow space for a lift. However it is not clear what the impact would be on the remaining features, in particular the panelling and decorative plaster ceiling in the entrance lobby. The Heritage Statement describes the interior as fragmentary, due to works to remove the plaster as a result of water ingress and as part of the works associated with the part implemented, consented scheme. The delegated report for the discharge of conditions application ref 21/0011/CND notes that whilst the plasterwork would be removed at first floor, the decorative coffered ceiling finishes to the main rooms at ground floor would be retained. The report also notes this may change due to the presence of dry rot. It would therefore be helpful to understand the extent of any remaining

decorative plasterwork, panelling and all other features to enable a full understanding of how these will be impacted – this could be in a format provided in the previously consented scheme under condition 5 which provides a floor plan with corresponding photographs illustrating the presence of all historic features¹. This could inform how the features will be protected during the conversion works, and could be controlled via condition or provided earlier.

The proposed replacement sunroom has a larger footprint than the existing C20 sunroom, and it is in my view unacceptably large and wide when viewed alongside the main elevation of the hall. The contrasting modern design does not appear to take cues from the character of the hall and I feel this will be experienced as an overly prominent and starkly contrasting intrusion, which is not justified, as required by P213 of the NPPF. I would recommend consideration of smaller scale alternatives or removal of this element if possible. The existing sunroom does not make any contribution to significance and so its removal would better reveal the hall's significance. Impact on the Setting of the Listed Building In relation to setting, Historic England's advice is contained in its Planning Note 3 (second edition) titled

The Setting of Heritage Assets.

This describes the setting as being the surroundings in which a heritage asset is experienced and explains that this may be more extensive than its immediate curtilage and need not be confined to areas, which have public access. Whilst setting is often expressed by reference to visual considerations, it is also influenced by the historic relationships between buildings and places and how views allow the significance of the asset to be appreciated. As identified, the listed building's immediate setting is primarily hard standing for car parking. In its current form, this makes little contribution to its significance but allows for full views towards its principal east façade. Its wider setting to the north makes a significant contribution as undeveloped parkland, enabling appreciation of its historic surroundings, but this will remain unchanged by the proposals. The most significant change in its immediate setting is the large apartment block. Whilst this has a larger footprint than the hall, it is set back from the hall and would be viewed slightly below its roofline, allowing for views to be retained. The smaller block to the immediate east of the entrance would be sufficiently set back to not overcrowd it. The cottages to the west are considered appropriate in scale so as not to impede on views or compete with it. Whilst the design of the rear elevation of the smaller block to the east appears more functional, this would be relatively hidden from view by the boundary to the south and would have no meaningful impact on the hall. Use of stone as a walling material will help the new development visually assimilate with the hall, and the design of the openings in the larger blocks are considered appropriate. As previously advised, the design of the cottages is somewhat at odds with the character of the hall. I feel the impact of the cottages could be reduced by omission of the vertical glazing, I feel this would be potentially visually jarring in this location. The widened GF windows do not appear to have any precedent and I feel a more standardised slightly vertical emphasis to the glazing would most effectively assimilate with the listed building. The roof pitches, whilst mirroring the historic building, may be more appropriate as a standard pitch to create a more simple overall design, to allow this to sit back visually from the listed building.

Comments in response to amended plans:

I have reviewed the additional details, which includes amended proposed plans and elevations.

Drawing 3667-19-Revision B shows a revised sunroom with a glazed link and vertical glazing to the walls, a pitched roof, and stone kneelers to match the listed building. I feel this marries in well visually with the listed building and preserves and enhances the character of the listed building, due to loss of the less sympathetic C20 extension in this location.

Drawing 3667/21/Revision B shows the side elevation with a significant amount of glazing, but I feel in this context given its scale and location, and design of the extension itself, to match the pitch and design cues of the main house, this does not appear excessive or out of place.

Drawing 3667/14/Revision E shows amended gable design and fenestration to the cottages in the grounds of the listed building. The gable is a more standard design which I feel sits well in this context. The windows are reflective of the proportions of traditional regional fenestration but with a contemporary design, which I feel is a positive change and will preserve the special interest of the listed building through development in its setting.

Conclusion / recommendation

As I am required to do so, I have given the duties imposed by s.16(2) and 66(1) of the P(LBCA) Act 1990 considerable weight in my comments. Whilst there will be some low level less than substantial harm caused by the development in the hall's previously undeveloped, open setting, this harm is considered justified and should be weighed against the considerable public benefit of bringing the hall back into use, and its repair. The moderate harm caused by the proposed replacement sunroom, and low harm caused by the design of the cottages, has been removed.

As in previous comments (16 February 2026), I would recommend consideration of the following areas for condition, should the LPA be minded to approve the scheme:

1. Works to the hall, including all repair works, should be completed prior to work on the new build elements.
2. A building record/schedule of all remaining internal features with corresponding labelled room plans, to ensure protection of all features during conversion works, including but not limited to windows, doors, ceilings, fireplaces, skirtings, covings, panelling, flooring.
3. Based on the above record, a method statement for repair and retention of all features of note and how they will be protected during works, and details of treatment of all timbers including concealed timber; details of any repair to walling and samples of replacement stone, and repairs to boundary walls.
4. Details of all proposed door and window joinery including sections and elevation at a scale of 1:10 or 1:20 showing all dimensions, method of opening, set back in the reveal. Opening casement windows should sit flush within the frame.
5. 1m x 1m photographic sample panel showing proposed facing walling, including proposed stone, finish and coursing and pointing to the new build elements which should be in natural stone.
6. Details of hard and soft landscaping including proposed parking surfacing and lighting.
7. Details of all proposed boundary gates/fences.

Colne Town Council – The additional flats should be more sympathetic to the main building and materials chosen that compliment the listed building rather than detracting from it.

Public Response

Site and press notices posted and nearest neighbours notified by letter. Responses received objecting on the following grounds:

- Loss of privacy

- Loss of daylight
- Impact on the wider environment of the countryside park in a rural landscape
- Impact on nesting birds
- Noise impacts
- Light disturbance
- Failure to assess the impact on the Listed Buildings of Langroyd Farm and excessive height and bulk causing harm to the Listed Buildings
- Request that the developer be required to upgrade existing boundary treatments with an acoustic / privacy fence
- No details of the demographics of the intended occupants
- Disruption from excavation for drainage, construction and construction traffic
- Concerns that tree protection zones will result in noisy construction activities close to surrounding dwellings
- The access is inadequate to support construction traffic access
- Inadequate junction capacity and highway safety impacts and exacerbation of existing highway safety issues at Regent Avenue / Castle Road
- The developer should be required to make a highway works contribution to mitigate the impacts
- Concerns about loss of the existing gates at the access
- Impact on services in the area
- Concerns that the development proposes the removal of a group of trees between the site and Coach House which are on a parcel of land that is not owned by the applicant
- Concerns that the tree survey has not considered all potentially impacted trees, specifically a lime tree adjacent to Block B
- The development would be detrimental to the local community and should be driven by housing and social needs of the local community
- Lack of consideration for on-site medical and social care

Officer Comments

Policy

As with all applications the statutory requirement is that the application must be determined in accordance with the development plan unless material considerations indicate otherwise. The consideration of the application must also be in accordance with primary legislation which in this case is primarily the Planning (Listed Buildings and Conservation Areas) act 1990 (“the Act”).

The Act states in section 16:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Pendle Local Plan Part 1: Core Strategy

Policy SP01 (Presumption in Favour of Sustainable Development) echoes the presumption set out in National Policy and promotes the three strands of sustainable development: economic, social

and environmental. Applications which accord with policies contained within the Local Plan will be approved without delay, unless material considerations indicate otherwise.

Policy SP11 (Historic Environment) requires designated and non-designated heritage assets to be conserved and enhanced in a manner appropriate to their significance.

Policy SP13 (Transport and Connectivity) States that new development should have regard to the potential impacts they may cause to the highways network, particularly in terms of safety and the potential to restrict free flowing traffic, causing congestion. Where an adverse impact is identified, applicants should prepare a Traffic Impact Assessment and ensure that adequate cost-effective mitigation measures can be put in place. Where there is an unacceptable impact on highway safety, or the residual cumulative impacts of the development are severe and cannot be adequately mitigated, planning permission is likely to be refused. New developments should, wherever possible, exploit opportunities for walking and cycling by connecting to existing pedestrian and cycle routes. Where appropriate new links should be provided to help increase connectivity and close gaps in the network.

Policy SP09 (Water Management) Development should be delivered in an environmentally sensitive way (Policy DM02(a)), which: (a) Limits flood risk through careful location, design and surface water management. (b) Does not increase flood risk elsewhere. (c) Seeks to locate or relocate critical infrastructure and highly vulnerable uses in areas that are not at significant risk of flooding. (d) Improves the flood resistance and resilience of premises in areas at significant risk of flooding. (e) Protects, maintains and secures flood management infrastructure.

Policy DM02a (Flood Risk) The policy seeks to manage and reduce the risk of flooding. It also seeks to ensure that new development is not vulnerable to the impacts of climate change.

Policy DM02b (Surface Water and Foul Water Management) Requires that where appropriate, applications should be supported by a strategy for foul and surface water management. Any discharge should employ the most sustainable drainage option in accordance with the drainage hierarchy, which should be demonstrated by the applicant.

Policy DM16 (Design & Place Making) seeks high quality design in all new developments. Proposals should promote local character and distinctiveness and demonstrate a good standard of amenity for existing and future occupants.

Policy DM18 (Heritage Assets) states that the Council will support proposals which conserve and enhance Pendle's historic environment. Where a proposal would result in harm or loss of significance to a heritage asset, this must be balanced against any public benefit associated with the scheme.

Policy DM23 (Affordable housing) sets a target of 0% affordable housing for developments within Colne.

Policy DM31 (Open space, sport and recreation) states that the additional pressures arising from new development and/or any identified deficiencies in open space provision should normally be mitigated through the on site provision of open space.

Policy DM32 (Walking and cycling) states that development proposals will be required to maintain and where possible improve the existing pedestrian and cycling environment.

Policy DM37 (Parking) standards are set out in Appendix 5 of the plan, adequate parking provision is required to serve all new development.

Colne Neighbourhood Development Plan

Policy CNDP3 states that, as appropriate to their scale, nature and location, development proposals should:

- a) retain, re-use and, where necessary, sympathetically re-configure existing street patterns;
- b) use and re-use traditional local materials (such as stone, stone slates, slate, and timber). Where appropriate to their setting, such materials should be traditional materials which have been recycled, or have a significant recycled content, and make a positive contribution to the overall quality of the character area;
- c) retain key features of the local vernacular, such as stone flags, stone setts, ironwork, building details and ornamentation; and
- d) ensure building form and layout responds to and is sympathetic to the form and layout within the Urban Character Area within which it is located.

Heritage Impact

Amended plans have been received revising the design of the sunroom in accordance with the Council's heritage consultant's comments and the proposed design is now acceptable and would preserve the significance of the listed building.

Whilst block A has a larger footprint than the Hall, it is set back from the hall and would be viewed slightly below its roofline, allowing for views to be retained. Block B to the immediate east of the entrance would be sufficiently set back to not overcrowd views of the Hall or Langroyd Hall Farm and attached buildings. The cottages to the west would be set back from the Hall are appropriate in scale so as not to impede on views or compete with it.

The design of the cottages has been amended to a more simple form that would not be visually jarring alongside the Hall.

The proposed design of the buildings are contemporary but would use sympathetic natural stone and slate and the contrast between the sympathetic contemporary design and the historic listed building would highlight its special character rather than diluting it by replicating the style of the Hall.

Whilst there would be a low level of less than substantial harm from to the listed building from the development within its curtilage, and a low level of less the substantial harm to the adjacent listed buildings at Langroyd Hall Farm, this would be clearly outweighed by the considerable public benefits resulting from the economic and social benefits of the housing development, bringing the site back into use and securing the optimal viable use and future of Langroyd Hall.

Design and Visual Amenity

The proposed layout and design of the development would be of good quality, the site is largely screened from public views by trees and topography and whilst the upper part of Block B may be visible in some views from Langroyd Road, the footpath running alongside it and from Langroyd Country Park. The proposed development would be seen filtered through trees set alongside the existing buildings and would not result in unacceptable visual amenity impacts.

Residential Amenity

The proposed larger apartment building Block A would be three storeys and set off the boundary with the garden of Coach House by 5m, taking into account this separation and the north westerly orientation, whilst the building is likely to cast some shadow on the garden of that property in the

evening, it would not result in an unacceptable overbearing impact or loss of light to the garden or any habitable room windows of that property.

Block B would be adjacent to the side elevation of Coach House separated by 8m, there is one hallway window in the first floor side elevation of that property, taking into account the smaller scale of Block B and that it is sited to the side Block B would not result in any overbearing impact or unacceptable loss of light to that property.

Due to its scale, level and separation distances the proposed cottages would not result in any overbearing impact, unacceptable loss of light or privacy impacts nor would the alterations to Langroyd Hall.

The side elevation of Block A facing Coach House would have secondary windows to living areas, Block B would have bathroom and secondary living area and windows facing the side elevation of that property. Potential privacy impacts from these windows can be addressed with an obscure glazing condition.

The balconies of Blocks A and B would be screened to the sides by solid walls and more than 21m from the properties the balconies face, taking that into account, they would not unacceptable impact upon the privacy of surrounding properties.

All other windows of the development would also be separated by more than 21m from surrounding dwellings they face.

The windows in the west side elevation of Block B, including primary habitable room windows, would face the communal patio, sunroom and garden of Langroyd Hall, however, taking into account that those areas are communal, the relationship is within the development this is acceptable and the development would provide an acceptable living environment for its residents.

Concerns have been raised regarding the privacy impacts of the development due to existing rear boundary treatment of properties on Lynwood Close. Whilst the boundary is a relatively low stone wall, the windows of the development would be a sufficient distance that they would not raise unacceptable privacy impacts and the car parking area would have no greater privacy impacts that it would under the previous use of the property and the residential use of the site would not result in an undue likelihood of unacceptable noise impacts. Therefore, it would not be reasonable or necessary to require the developer to erect a new fence along that boundary.

However, due to its proximity to the properties on Lynwood Close the proposed bin storage compound to the south end of the site has the potential for harmful residential amenity impacts. A condition for details of bin storage areas to be submitted for approval would acceptably address this.

Concerns have been raised regarding disruption from construction activities and layout of the construction site. This can be controlled by a condition for a construction management plan.

Therefore, the development would not result in any unacceptable residential amenity impacts.

Drainage and Flood Risk

The site is not identified as being at risk from flooding and acceptable drainage can be controlled by conditions to ensure that the development does not result in unacceptable off site flood risks.

Highways

The proposed access and parking arrangements are acceptable. Concerns have been raised in public responses regarding the suitability and safety of the access for construction traffic and to serve the development, however, LCC Highways have advised that it is acceptable and I agree with that assessment taking into account the potential traffic impacts of the lawful use of the site and that it is an existing access. The site is sustainably located within the settlement boundary and is acceptable in terms of accessibility, highway capacity and safety.

Trees

Concerns have been raised regarding the impact of trees in the parcel of land between the site and Coach House, which was originally part of the application site and part of group 002 which is a mixed species group of trees and bushes proposed for removal falls within that land. The Council's Environment Officer has no objection to the removal of that group of trees subject to acceptable replacement within the site. Whilst the applicant would not have control over the part of the group falling within that land, this would be a separate matter between the landowners.

The proposed development is acceptable in terms of its impact on trees and acceptable replacement and landscaping can be ensured by condition.

Ecology

Three common pipistrelle bat day roosts have been identified behind window boards in Langroyd Hall and as a result a mitigation licence from Natural England is required. This is a separate process to the planning application, however, where a licence is required a mitigation plan must be submitted for assessment with the planning application. A suitable mitigation plan has been submitted and therefore subject to a condition to ensure the recommendations are adhered to this is acceptable for the purposes of the planning application.

The ecology survey also recommends enhancements for nesting birds, hedgehogs and eradication of Himalayan balsam identified on the site.

Subject to a condition to control the above the development is acceptable in terms of its impact on site ecology and protected species.

Open Space

The private communal areas in the site would not meet the requirement for open space, therefore a contribution to off-site open space provision or enhancement will be necessary.

Other matters

Concerns were raised regarding the ownership of parts of the site, the application site and plans have been amended to remove the parts of the site that are not declared to be within the ownership of the applicant.

There have been no responses received from relevant public services providers raising concerns about impact of this development on capacity, furthermore future capacity requirements are assessed using similar population projections used in the setting of housing requirements for the Borough and therefore there is no basis to restrict housing development that is compliant with the Development Plan on that basis.

The application has been made on the basis of market housing and therefore specific information on the demographics and tenancy / ownership is not necessary.

Summary

Although there may be some less than substantial impacts to the setting of the listed buildings this would be clearly outweighed by the considerable public benefits resulting from the economic and social benefits of bringing the site back into use and securing the optimal viable use and future of Langroyd Hall and therefore, having regard to The Act, and all other material considerations the proposed development is in accordance with the Development Plan and is acceptable .

RECOMMENDATION: Approve

Subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 01 Rev B, 03 Rev C, 07 Rev A, 08 Rev A, 10, 11, 13, 14 Rev E, 19 Rev B, 20 Rev A, 21 Rev B, 22 Rev B

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of above ground works involved in the erection of the external walls of the development samples of external materials / finishes of the walls, roofs, windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved materials.

Reason: To ensure that the materials are appropriate to the locality and in the interest of visual amenity.

4. Prior to the commencement of any alteration to ground levels detail of finished floor levels and spot levels and/or section for any altered areas of the site and existing levels of adjoining land and details of any retaining structures shall have been submitted to and approved in writing by the Local Planning Authority, the development shall thereafter be carried out in strict accordance with the approved details.

Reason: To ensure that the details and treatment of levels of site levels are controlled in the interest of residential amenity, visual amenity and preserving the setting of the listed buildings.

5. All windows in the southeast elevations of Block A and Block B shall at all times be obscure glazed to a minimum of Pilkington Level 4 or equivalent. The Windows shall at all times be hung / restricted so as to prevent the effect of the obscure glazing being negated by opening.

Reason: To protect the privacy of the adjacent dwelling.

6. The development shall be carried out in accordance with the recommendations of the submitted Ecological Impact Assessment, the mitigation compensation and enhancement measures shall be carried out in accordance with a timetable to be submitted to and approved in writing by the Local Planning Authority within one month of the commencement of the development and maintained thereafter in accordance with the approved details.

Reason: To ensure the preservation or enhancement of protected species habitats.

7. No development shall commence in any phase until a detailed and final Surface Water Sustainable Drainage Strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The strategy shall be based on the site-specific indicative Surface Water Sustainable Drainage Strategy and shall demonstrate compliance with the principles and requirements of the National Planning Policy Framework, Planning Practice Guidance, and the latest published version of the National Standards for Sustainable Drainage Systems (or any successor Standards in force at the time of submission). It shall also demonstrate how sustainable drainage system features have been designed to deliver multifunctional benefits in relation to water quality, amenity, and biodiversity.

Surface water and foul water drainage shall be drained on separate systems. No surface water runoff from the development shall be discharged to a foul sewer(s), either directly or indirectly.

The strategy shall confirm and evidence the final allowable peak discharge rates and runoff volumes, following completion of all detailed design work and site investigations to confirm and refine early design assumptions.

The submitted strategy shall include, as a minimum:

- a) Sustainable drainage calculations for peak flow control and volume control for the following events:
 - i. The 100% (1 in 1-year) annual exceedance probability event, including a 10% urban creep uplift factor
 - ii. 3.3% (1 in 30-year) annual exceedance probability event, including a 40% climate change allowance and a 10% urban creep uplift factor
 - iii. The 1% (1 in 100-year) annual exceedance probability event, including a 50% climate change allowance and a 10% urban creep uplift factor

Calculations must cover the entire development area, including all existing and proposed surface water drainage systems up to and including the final discharge location(s).

- b) Final sustainable drainage plans, appropriately labelled to include:

- i. Site plans showing all permeable and impermeable areas contributing to the surface water drainage network, either directly or indirectly, including the entire development area and any off-site flows where relevant.
- ii. Drainage layout plans showing all pipe and structure references, dimensions, and design levels, including all existing and proposed surface water drainage systems up to and including the final discharge location.
- iii. Details of all sustainable drainage features, including landscape drawings showing topography and slope gradients.
- iv. Site plans showing modelled flood water depths, volumes and exceedance flow routes and flow velocities for rainfall events exceeding the 1% (1 in 100-year) annual exceedance probability event, or due to a blockage or soakaway failure. The strategy shall demonstrate that flood risk is not increased on-site or elsewhere, informed by a blockage assessment for all flow controls.

- v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels. The strategy shall confirm that FFLs have been set to provide a minimum 150mm freeboard above adjacent ground levels.
- vi. Final details of proposals to manage surface water runoff to and from the development boundary, including measures to manage surface water runoff from adjacent land that could flow onto the site during storm events, and to ensure runoff leaving the site does not occur in an uncontrolled manner.
- vii. Measures to manage the quality of the surface water runoff to prevent pollution and, protect groundwater and surface water bodies. The strategy shall include a robust water quality risk assessment, proportionate to the pollution hazard and sensitivity of receiving waters, and shall inform the design of an appropriate SuDS management train.
- viii. Measures to manage the first 5mm of rainfall to prevent runoff from the site for the majority of small (frequent) rainfall events and for the initial depth of rainfall for larger events.

c) Evidence of an assessment of the site conditions. This should include geotechnical investigations and seasonal monitoring, to confirm test locations, infiltration rates and groundwater levels, carried out in accordance with Digest 365 Soakaway Design (Building Research Establishment).

The sustainable drainage strategy shall be fully implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided

8. No development shall commence in any phase until a Construction Surface Water Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail how surface water and stormwater will be managed on site during all construction activities, including demolition, site clearance, earthworks, and temporary drainage installation, to prevent uncontrolled runoff and pollution. The submitted details shall include, as a minimum:
- a) A timetable for implementation of any surface water management proposals;
 - b) A method statement of the surface water management proposals for each construction phase, including temporary drainage arrangements and contingency measures for extreme weather events;
 - c) Evidence of how surface water flows will be discharged, demonstrating that discharge rates will be restricted to no greater than the runoff rate from the site prior to redevelopment.
 - d) Measures to prevent siltation and pollutants from entering any receiving groundwater and/or surface water bodies, including watercourses, with reference to published guidance.
 - e) A site plan of the proposed surface water management proposals and pollution prevention measures, including locations of temporary drainage features, bunds, silt fences, settlement tanks, and spill response equipment;

The plan shall be implemented in full and thereafter managed and maintained in accordance with the approved plan for the duration of the construction works.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during all construction phases, so that it does not pose an undue surface water flood risk on-site or elsewhere, and to prevent pollution of receiving waters.

9. The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include, as a minimum:

- a) A timetable for its implementation
- b) Site-specific details of the operation, maintenance, and access requirements for all sustainable drainage system features and connecting drainage structures. This shall include any automated monitoring of motorised equipment (such as pumps and proprietary drainage features for flow control or water quality improvement), their functionality, and transmission of failure warnings to the responsible maintenance body
- c) The arrangements for adoption by any public body or statutory undertaker, or identification of named parties responsible for the management and maintenance of each surface water drainage system feature throughout the lifetime of the development
- d) Details of financial management, including arrangements for the replacement of major components at the end of the manufacturer's recommended design life
- e) Instructions on necessary steps to be taken in the event of a pollution incident, including matters that should be reported to the adopting authorities or the Environment Agency
- f) Details of land ownership and access rights for all parts of the surface water drainage system, including watercourses, sustainable drainage system features, and associated easements required for inspection and maintenance.

Thereafter, the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks to future users of the land and neighbouring land are minimised, together with risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system provided as part of the development have appropriate maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.

10. The occupation of the development shall not be permitted until a site-specific Verification Report, pertaining to the surface water sustainable drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The verification report shall include, as a minimum:

- a) Evidence that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) and specifications, or details any minor variations, with evidence demonstrating that the system remains fit for purpose and compliant with the approved surface water drainage strategy
- b) Photographic and written evidence confirming the location and details of all critical drainage infrastructure. Locations shall be referenced using national grid coordinates
- c) As-built drawings of the constructed drainage system, including all SuDS features, pipework, control structures, and discharge points, with levels and dimensions clearly annotated.

Thereafter, the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks from development to future users of the land and neighbouring land are minimised, together with risks to controlled waters, property, and ecological systems

11. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation

- shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

12. No part of the development hereby approved shall commence until a scheme for the construction of the off-site works of highway improvement has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.

13. Unless otherwise agreed in writing by the Local Planning Authority no dwelling hereby approved shall be occupied unless and until improvements to the vehicular access from Langroyd Road and provision of a footway have been fully completed and surfaced in accordance with the approved plans.

Reason: In the interest of highway safety.

14. No dwelling hereby approved shall be occupied unless and until the parking area serving that dwelling has been constructed, laid out, surfaced in bound porous materials (unless otherwise approved by the Local Planning Authority) and appropriately signed. The parking areas shall thereafter always remain available for parking of vehicles.

Reason: In order to ensure satisfactory levels of off-street parking are achieved within the site to prevent parking on the highway to the detriment of highway safety.

15. The cycle storage facilities shall be provided in accordance with the approved plans before the occupation of the dwellings they serve and retained thereafter.

Reason: To ensure that the development provides sustainable transport options.

16. Notwithstanding any indication on the approved plans details of bin storage arrangements including location, details of any bin storage structures and arrangements for management of the storage areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwellings they serve. The bin storage areas shall be completed prior to the occupation of the dwellings they serve and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure acceptable bin storage facilities are available which do not unacceptably impact upon highway safety or residential amenity.

17. The development shall not commence unless and until a Construction Method Statement has been submitted to and approved in writing by the Local planning Authority. The Method statement must cover the topics detailed below:

- The parking of vehicles of site operatives and visitors
- The loading and unloading of plant and materials
- The storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding
- Wheel washing facilities
- Measures to control the emission of dust and dirt during construction
- A scheme for recycling/disposing of waste resulting from clearance and construction works
- Details of working hours
- Timing of deliveries
- Measures to ensure that construction and delivery vehicles do not impede access to neighbouring properties.
- Construction site noise and vibration
- Control of burning onsite

The development shall be carried out only in strict accordance with the approved Construction Method Statement.

Reason: In the interest of residential amenity and highway safety.

18. Above ground works involved in the erection of the external walls of the development shall not commence unless and until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a. the exact location and species of all existing trees and other planting to be retained;
- b. all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities;
- c. an outline specification for ground preparation;
- d. all proposed boundary treatments with supporting elevations and construction details and details of materials;
- e. all proposed hard landscape elements and pavings, including layout, materials and colours;
- f. the proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its entirety within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings.

19. Unless otherwise approved in writing by the Local Planning Authority the development shall be carried out in strict accordance with the submitted Tree Protection Plan and no building

materials, vehicles or machinery shall be stored within the defined root protection area of the tree.

Reason: In order to ensure that the development does not unacceptably impact upon the adjacent tree.

20. No development shall commence unless and until details of a contract and secured financing for the works to repair and convert Langroyd Hall to apartments hereby approved to be completed has been submitted to and approved in writing by the Local Planning Authority. Thereafter, no dwelling within Block A, Block B or the cottages hereby approved shall be occupied unless and until the works to repair and convert Langroyd Hall to apartments hereby approved has been completed.

Reason: To ensure the public benefits of repairing and bringing Langroyd Hall back into use are delivered.

21. No part of the development shall commence unless and until a Planning Obligation pursuant to section 106 of the Town & Country Planning Act, 1990 (or any subsequent provision equivalent to that section) has been made with the Local Planning Authority, unless otherwise approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning authority the obligation shall provide for the provision or enhancement of off-site open space and for 10% Biodiversity Net Gain and monitoring for a 30 year period.

Reason: To provide for the costs of monitoring BNG provision and make provision for open space.

Biodiversity Net Gain Condition:

1. The development may not be begun unless—

- (i) a biodiversity gain plan has been submitted to the planning authority and
- (ii) the planning authority has approved the plan

Phase plan

(b) the first and each subsequent phase of development may not be begun unless—

- (i) a biodiversity gain plan for that phase has been submitted to the planning authority and
- (ii) the planning authority has approved that plan

Reason: In order to fulfil the obligations for Biodiversity Net Gain, in accordance with the Environment Act 2021, Schedule 14

Notes:

1. Where permeable paving is included in the hydrological calculations of a development proposal, the Local Planning Authority is advised to consider the removal of permitted development rights for permeable paving. If permitted development rights are not removed for permeable paving on privately owned land, the Lead Local Flood Authority may consider the need to designate such areas under Schedule 1 of the Flood and Water Management Act 2010.

2. If during any stage of the development any miscellaneous substances, made ground or potentially contaminated ground that has not been previously identified and planned for in a report is uncovered, work in the area must stop immediately and the Environmental Health

Department at the Borough of Pendle should be made aware. No work should continue until a contingency plan has been developed, and agreed with the local planning authority.

3. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/our-services/gas-diversions Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

4. The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as the Highway Authority prior to the start of any development. For the avoidance of doubt works shall include, but not be exclusive to, the provision of tactile paving and H bar markings to the existing dropped pedestrian crossings on Red Lane, Langroyd Road (both sides of the entrance and north and south of the roundabout), Regent Avenue, and outside and opposite No 227 Skipton Road, together with appropriate carriageway markings at the exit of the site access onto Langroyd Road roundabout. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section (Area East) on 0300 123 6780 or by email on developeras@lancashire.gov.uk , in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the relevant planning application reference number.

Application Ref: 26/0023/FUL

Proposal: Full (Major): Conversion of the existing hall building to 7 no. apartments with a replacement sun room; erection of 21 no. apartments and 2 no. cottages with associated parking, cycle stands, bin store and landscaping.

At: Langroyd Hall, Langroyd Road, Colne

On behalf of: Fortress Group

REPORT TO COLNE AND DISTRICT COMMITTEE ON 09 JULY 2026

Application Ref: 26/0039/LBC

Proposal: Listed Building Consent: Internal and external alterations to convert the building to 7 no. apartments, demolition of existing sunroom and the erection of a sunroom extension.

At: Langroyd Hall, Langroyd Road, Colne

On behalf of: Fortress Group

Date Registered: 26/01/2026

Expiry Date: 13/07/2026

Case Officer: Alex Cameron

This application is brought before Committee as it is a linked application to a major development.

Site Description and Proposal

The application site is the vacant Grade II Listed Langroyd Hall and associated land. There are dwellings to the south and east, including Grade II Listed Langroyd Farmhouse and Langroyd Country Park is to the north and west. The site is accessed via a tree-lined driveway with access onto the Langroyd Road / Red Lane / Regent Lane roundabout.

This is an application for Listed Building Consent for proposed works involved to convert it to 7 apartments, including the demolition of the existing sun room and erection of a replacement sun room structure in its place.

Relevant Planning History

19/0893/FUL - Full: Demolition of part of Hall (40cu.m.); Change of use of Langroyd Hall from Public House (Use Class A4) to Extra Care Residential Institution (Use Class C3); Erection of four new build units to form 32 no. Extra Care apartments with ancillary gymnasium, hairdressers, and associated car parking. Approved

19/0894/LBC - Listed Building Consent: Demolition of part of Hall (40 cu.m.); Erection of two single storey extensions; Removal of rear rooflink; Reinstatement of original staircase and roof slates; Replacement windows; Replacement of roof slates; Internal alterations to remove and install internal walls. Approved

Consultee Response

Conservation Consultants - The application site is the Grade II listed Langroyd Hall, an early C17 house with late C17, C18 and C19 additions and alterations. It is located off the north side of Red Lane, accessed from a drive from the southeast. It is located to the northwest of its grounds which is now primarily hard standing for parking. It closed as a restaurant in 2018 and has remained vacant and has fallen into disrepair. It is subject to vandalism and is considered at risk.

The proposal is for conversion of the existing hall to create 7 apartments, a replacement sun room; erection of 21 no. apartments and 2 no. cottages with associated parking, cycle stands, bin store and landscaping. The proposed apartment block would be located to the northeast of the hall, and has a larger footprint than the hall. To the east a further block would be located adjacent to the

access which would remain unchanged. To the west of the hall would be a pair of semi-detached cottages. Parking is to the peripheries of the site and within the central open area and a space has been retained to the immediate east of the hall with no parking. I have read the supporting documents. The key heritage issues for the LPA to consider are: 1. Whether the proposal preserves the special interest of the listed building through direct works; and 2. Whether the proposal preserves the special interest of the listed building through development in its setting. Impact on the listed building Langroyd Hall is of special interest as a C17 relatively high status house with later alterations. It retains a projecting two storey porch, prominent chimneys and stone finials. Internally, panelling, decorative plaster ceilings and various stone fireplaces are retained, despite alterations relating to its use as a restaurant. The plan form internally has been significantly altered but the remaining features make a major contribution to its significance. I have no objection to the principle of conversion which has been previously consented. The building remains unoccupied and at grave risk of further decay and vandalism. Any harm arising from the proposal should be considered against the considerable public heritage benefits of bringing the building back into use. The staircases proposed for removal are identified as non-historic in both material and location, in the Heritage Statement submitted in support of approved application 19/0894/LBC. I have no objection to their removal or installation of a new staircase which will also allow space for a lift. However it is not clear what the impact would be on the remaining features, in particular the panelling and decorative plaster ceiling in the entrance lobby. The Heritage Statement describes the interior as fragmentary, due to works to remove the plaster as a result of water ingress and as part of the works associated with the part implemented, consented scheme. The delegated report for the discharge of conditions application ref 21/0011/CND notes that whilst the plasterwork would be removed at first floor, the decorative coffered ceiling finishes to the main rooms at ground floor would be retained. The report also notes this may change due to the presence of dry rot. It would therefore be helpful to understand the extent of any remaining decorative plasterwork, panelling and all other features to enable a full understanding of how these will be impacted – this could be in a format provided in the previously consented scheme under condition 5 which provides a floor plan with corresponding photographs illustrating the presence of all historic features¹. This could inform how the features will be protected during the conversion works, and could be controlled via condition or provided earlier.

The proposed replacement sunroom has a larger footprint than the existing C20 sunroom, and it is in my view unacceptably large and wide when viewed alongside the main elevation of the hall. The contrasting modern design does not appear to take cues from the character of the hall and I feel this will be experienced as an overly prominent and starkly contrasting intrusion, which is not justified, as required by P213 of the NPPF. I would recommend consideration of smaller scale alternatives or removal of this element if possible. The existing sunroom does not make any contribution to significance and so its removal would better reveal the hall's significance. Impact on the Setting of the Listed Building In relation to setting, Historic England's advice is contained in its Planning Note 3 (second edition) titled

The Setting of Heritage Assets.

This describes the setting as being the surroundings in which a heritage asset is experienced and explains that this may be more extensive than its immediate curtilage and need not be confined to areas, which have public access. Whilst setting is often expressed by reference to visual considerations, it is also influenced by the historic relationships between buildings and places and how views allow the significance of the asset to be appreciated. As identified, the listed building's immediate setting is primarily hard standing for car parking. In its current form, this makes little contribution to its significance but allows for full views towards its principal east façade. Its wider setting to the north makes a significant contribution as undeveloped parkland, enabling appreciation of its historic surroundings, but this will remain unchanged by the proposals. The most significant change in its immediate setting is the large apartment block. Whilst this has a larger footprint than the hall, it is set back from the hall and would be viewed slightly below its roofline,

allowing for views to be retained. The smaller block to the immediate east of the entrance would be sufficiently set back to not overcrowd it. The cottages to the west are considered appropriate in scale so as not to impede on views or compete with it. Whilst the design of the rear elevation of the smaller block to the east appears more functional, this would be relatively hidden from view by the boundary to the south and would have no meaningful impact on the hall. Use of stone as a walling material will help the new development visually assimilate with the hall, and the design of the openings in the larger blocks are considered appropriate. As previously advised, the design of the cottages is somewhat at odds with the character of the hall. I feel the impact of the cottages could be reduced by omission of the vertical glazing, I feel this would be potentially visually jarring in this location. The widened GF windows do not appear to have any precedent and I feel a more standardised slightly vertical emphasis to the glazing would most effectively assimilate with the listed building. The roof pitches, whilst mirroring the historic building, may be more appropriate as a standard pitch to create a more simple overall design, to allow this to sit back visually from the listed building.

Comments in response to amended plans:

I have reviewed the additional details, which includes amended proposed plans and elevations.

Drawing 3667-19-Revision B shows a revised sunroom with a glazed link and vertical glazing to the walls, a pitched roof, and stone kneelers to match the listed building. I feel this marries in well visually with the listed building and preserves and enhances the character of the listed building, due to loss of the less sympathetic C20 extension in this location.

Drawing 3667/21/Revision B shows the side elevation with a significant amount of glazing, but I feel in this context given its scale and location, and design of the extension itself, to match the pitch and design cues of the main house, this does not appear excessive or out of place.

Drawing 3667/14/Revision E shows amended gable design and fenestration to the cottages in the grounds of the listed building. The gable is a more standard design which I feel sits well in this context. The windows are reflective of the proportions of traditional regional fenestration but with a contemporary design, which I feel is a positive change and will preserve the special interest of the listed building through development in its setting.

Conclusion / recommendation

As I am required to do so, I have given the duties imposed by s.16(2) and 66(1) of the P(LBCA) Act 1990 considerable weight in my comments. Whilst there will be some low level less than substantial harm caused by the development in the hall's previously undeveloped, open setting, this harm is considered justified and should be weighed against the considerable public benefit of bringing the hall back into use, and its repair. The moderate harm caused by the proposed replacement sunroom, and low harm caused by the design of the cottages, has been removed.

As in previous comments (16 February 2026), I would recommend consideration of the following areas for condition, should the LPA be minded to approve the scheme:

1. Works to the hall, including all repair works, should be completed prior to work on the new build elements.
2. A building record/schedule of all remaining internal features with corresponding labelled room plans, to ensure protection of all features during conversion works, including but not limited to windows, doors, ceilings, fireplaces, skirtings, covings, panelling, flooring.

3. Based on the above record, a method statement for repair and retention of all features of note and how they will be protected during works, and details of treatment of all timbers including concealed timber; details of any repair to walling and samples of replacement stone, and repairs to boundary walls.
4. Details of all proposed door and window joinery including sections and elevation at a scale of 1:10 or 1:20 showing all dimensions, method of opening, set back in the reveal. Opening casement windows should sit flush within the frame.
5. 1m x 1m photographic sample panel showing proposed facing walling, including proposed stone, finish and coursing and pointing to the new build elements which should be in natural stone.
6. Details of hard and soft landscaping including proposed parking surfacing and lighting.
7. Details of all proposed boundary gates/fences.

PBC Environmental Health – Requested a note regarding for hours of works.

Colne Town Council – The additional flats should be more sympathetic to the main building and materials chosen that compliment the listed building rather than detracting from it.

Public Response

Site and press notices posted and nearest neighbours notified by letter. Responses received objecting on the following grounds:

- Loss of privacy
- Request that the developer be required to upgrade existing boundary treatments with an acoustic / privacy fence
- Disruption from excavation for drainage, construction and construction traffic
- Concerns that tree protection zones will result in noisy construction activities close to surrounding dwellings
- The access is inadequate to support construction traffic access
- Inadequate junction capacity and highway safety impacts and exacerbation of existing highway safety issues

Officer Comments

Policy

As with all applications the statutory requirement is that the application must be determined in accordance with the development plan unless material considerations indicate otherwise. The consideration of the application must also be in accordance with primary legislation which in this case is primarily the Planning (Listed Buildings and Conservation Areas) act 1990 (“the Act”).

The Act states in section 16:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Pendle Local Plan Part 1: Core Strategy

Policy SP01 (Presumption in Favour of Sustainable Development) echoes the presumption set out in National Policy and promotes the three strands of sustainable development: economic, social and environmental. Applications which accord with policies contained within the Local Plan will be approved without delay, unless material considerations indicate otherwise.

Policy SP11 (Historic Environment) requires designated and non-designated heritage assets to be conserved and enhanced in a manner appropriate to their significance.

Policy DM18 (Heritage Assets) states that the Council will support proposals which conserve and enhance Pendle's historic environment. Where a proposal would result in harm or loss of significance to a heritage asset, this must be balanced against any public benefit associated with the scheme.

Colne Neighbourhood Development Plan

Policy CNDP3 states that, as appropriate to their scale, nature and location, development proposals should:

- a) retain, re-use and, where necessary, sympathetically re-configure existing street patterns;
- b) use and re-use traditional local materials (such as stone, stone slates, slate, and timber). Where appropriate to their setting, such materials should be traditional materials which have been recycled, or have a significant recycled content, and make a positive contribution to the overall quality of the character area;
- c) retain key features of the local vernacular, such as stone flags, stone setts, ironwork, building details and ornamentation; and
- d) ensure building form and layout responds to and is sympathetic to the form and layout within the Urban Character Area within which it is located.

Heritage Impact

Amended plans have been received revising the design of the sunroom in accordance with the Council's heritage consultant's comments and the proposed design is now acceptable. Subject to conditions to control the details the proposed works to the Hall are acceptable, although there may be some less than substantial impacts upon the original fabric of the building, these could be minimised with conditions and would be clearly outweighed by the considerable public benefits resulting from the economic and social benefits of bringing the site back into use and securing the optimal viable use and future of Langroyd Hall and therefore, having regard to The Act, the proposed works are in accordance with the Development Plan and are acceptable .

RECOMMENDATION: Approve

Subject to the following conditions:

1. The works approved shall be begun before the expiration of three years from the date of this consent. No later than three days after works first begin on site, written notice shall be given to the Local Planning Authority of the date on which works are first commenced.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

2. The works hereby permitted shall be carried out in accordance with the following approved plans: 01 Rev B, 03 Rev C, 07 Rev A, 08 Rev A, 19 Rev B, 20 Rev A, 21 Rev B, 22 Rev B

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of the works hereby approved a building record/schedule of all remaining internal features with corresponding labelled room plans detailing features including but not limited to windows, doors, ceilings, fireplaces, panelling and flooring shall have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in strict accordance with the approved method statement.

Reason: To ensure protection of features during conversion works.

4. Prior to the commencement of the works hereby approved a method statement for repair and retention of all features of note and how they will be protected during works, and details of treatment of all timbers including concealed timber; details of any repair to walling and samples of replacement stone, and repairs to boundary walls shall have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in strict accordance with the approved method statement.

Reason: To ensure protection of features during conversion works.

5. Prior to the installation of or works to doors and windows, details of all proposed door and window joinery including sections and elevation at a scale of 1:10 or 1:20 showing all dimensions, method of opening, set back in the reveal shall have 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 opening casement windows should sit flush within the frame.

Reason: In the interest of preserving the significance of the Listed Building.

6. Prior to the commencement of the erection of the new build element hereby approved details of a 1m x 1m sample panel showing proposed facing walling, including proposed stone, finish and coursing and pointing to the new build elements, which should be in natural stone, shall have 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.

Reason: In the interest of preserving the significance of the Listed Building.

Note:

All construction work shall be carried out within the hours of 8am – 6pm Monday – Friday, 9am – 1pm Saturday and there shall be no working Sundays and Bank holidays. Failure to work within these hours will result in a service of a notice under the Control of Pollution Act 1974, and potentially prosecution thereafter. Reason: For the amenity of the neighbouring residents

Application Ref: 26/0039/LBC

Proposal: Listed Building Consent: Internal and external alterations to convert the building to 7 no. apartments, demolition of existing sunroom and the erection of a sunroom extension.

At: Langroyd Hall, Langroyd Road, Colne

On behalf of: Fortress Group

LIST OF BACKGROUND PAPERS

Planning Applications

NPW/MP

Date: 08th June 2026