

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

LISTED BUILDING CONSENT

APPLICATION NO: 3/2013/0170

DECISION DATE: 07 June 2013

DATE RECEIVED: 08/02/2013

APPLICANT:

Emporia Leisure Limited
Mr J Warburton
The Emporium
Moor Lane
Clitheroe
Lancs
BB7 1BE

AGENT:

Stanton Andrews
44 York Street
Clitheroe
Lancs
BB7 2DL

PARTICULARS OF PROPOSED WORKS: Listed building application for a replacement conservatory and second kitchen at Mitton Hall.

AT: Mitton Hall Country House Hotel Mitton Road Great Mitton Lancs

Ribble Valley Borough Council hereby give notice that **Listed Building Consent has been granted** for the execution of the works referred to above in accordance with the application and plans submitted subject to the following condition(s):

- 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 pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 Precise specifications and samples of walling, roofing and rainwater goods materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character (including setting) and significance of the listed building.

- 3 Timberwork to the proposed conservatory and all other windows and doors shall be painted within one month of their installation and retained as such in perpetuity.

Reason : In order to safeguard the character (including setting) and significance of the listed building.

- 4 Precise specifications of works to 'make good' the fabric of the existing interface between historic build and the existing conservatory and details of any proposed works affecting historic fabric at the kitchen end of the conservatory shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order to safeguard the character and significance of the listed building.

- 5 In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason: To ensure that no adverse effects on the favourable conservation status of a bat population. To protect the bat population from damaging activities and reduce or remove the impact of development.

Relevant planning policy

Planning (Listed Buildings and Conservation Areas) Act 1990

NPPF

HEPPG

Policy ENV20 - Proposals Involving Partial Demolition/Alteration of Listed Buildings

Policy ENV19 - Listed Buildings (Setting)

Summary of reasons for approval

The proposed conservatory and kitchen extension has an acceptable impact upon the character, setting and significance of the listed building.

Note(s)

- 1 For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
- 2 The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
- 3 PROTECTED SPECIES - Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK.

The building contractors shall take additional care when removing fascia boards, verge tiles & ridge tiles.

Timing of works

Avoid removing roofing materials between May & August, remove lower roof tiles, battens & under felt carefully by hand.

Maternity roosts - 1st of October to 1st of May Summer roosts - 1st of September to 1st of May

Hibernation roosts - 1st of May to 1st of October

Mating/swarming roosts - 1st of November to 1st of August

- 4 The Borough Council's Environmental Health section advice of no concerns subject to compliance with the current food safety legislation. The applicant is encouraged to submit detailed plans of the kitchen to the section at an early stage for comment. The number of toilet facilities must comply with the provisions of the British standard BS6465.

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- 5 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.



**JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES**

