

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

PLANNING PERMISSION

APPLICATION NO: 3/2013/0176

DECISION DATE: 24 May 2013

DATE RECEIVED: 08/02/2013

APPLICANT:

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

AGENT:

Stanton Andrews
44 York Street
Clitheroe
Lancs
BB7 2DL

DEVELOPMENT Proposed porch to the function room at Mitton Hall. Re-submission.

PROPOSED:

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

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents 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 91 of the Town and Country Planning Act 1990

2. Precise specifications and samples of walling and roofing 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 and significance of the listed building (Policy ENV20 and ENV19; NPPF paragraph 131 and 132).

APPLICATION NO. 3/2013/0176

DECISION DATE: 24 May 2013

Relevant planning policy

Policy ENV20 - Proposals Involving Partial Demolition/Alteration of Listed Buildings
Policy ENV19 - Listed Buildings (Setting)
Policy G1 - Development Control
Planning (Listed Buildings and Conservation Areas) Act 1990
NPPF
HEPPG
Policy DME4 - Protecting Heritage Assets
Policy DMG1 - General Considerations

Summary of reasons for approval

The proposal has important economic benefit and an acceptable impact upon the character and significance of the listed building. This is in accordance with Ribble Valley Districtwide Local Plan Policies ENV20, ENV19 and G1, Ribble Valley Core Strategy Regulation 22 Submission Draft Policies DME4 and DMG1 and National Planning Policy Framework paragraph 126, 131, 132 and 134.

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. 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