

RIBBLE VALLEY BOROUGH COUNCIL

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Department of Development

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Town and Country Planning Act 1990

LISTED BUILDING CONSENT

APPLICATION NO: 3/2008/0246

DECISION DATE: 23 June 2008

DATE RECEIVED: 19/03/2008

APPLICANT:

Mr Carl David Jubb
20 Church Street
Ribchester
Lancashire
PR3 3XP

AGENT:

PARTICULARS OF PROPOSED WORKS: Internal alterations to amend layout of stairs and new kitchen/diner extension within historic footprint (Listed Building Consent) (Resubmission).

AT: 24 Church Street Ribchester Lancashire PR3 3XP

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 or 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 that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

3 No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site is of archaeological importance and archaeological recording will be necessary during any ground disturbance associated with the development to ensure that anything of archaeological importance may be adequately recorded as required by Policies G1, ENV14 and ENV15 of the Ribble Valley Districtwide Local Plan.

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- 4 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 30/04/08.
Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments.

Relevant planning policy

Policy G1 - Development Control
Policy ENV19 - Listed Buildings
Policy ENV17 - Details Required with Proposals in Conservation Areas

Summary of reasons for approval

The proposal has no adverse visual impact on 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.



STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES