

# RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

## LISTED BUILDING CONSENT

**APPLICATION NO:** 3/2020/0548

**DECISION DATE:** 04 December 2020

**DATE RECEIVED:** 25/08/2020

### **APPLICANT:**

Mr S Bennett  
2 Pinfold Farm Barn  
Preston Road  
Ribchester  
Preston  
PR3 3YD

### **AGENT:**

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**PARTICULARS OF PROPOSED WORKS:** Proposed internal alterations including replacement staircase and bringing attic room back into use; reinstatement of second floor window; alteration to cutshut flooring and alteration to ground floor window opening. (Resubmission of 3/2019/0939)

**AT:** 26 Church Street Ribchester 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 The permission shall relate to the development as shown on Plan References Proposed Plan Drg No 1999/3 Rev G in relation to internal alterations only.  
Window details shown on elevation plan received on 3/12/20 and email dated 3/12/20 showing extent of reveal and window specifications by Sanderson Brothers and single glazed.  
Proposed internal finishes as specified in the submitted document from Michael Jackson Associate Ltd.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

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- 3 No excavation works on the application site, including any required for clearance/demolition or site preparation shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological works, to include a formal watching brief to the standards and guidance set out by the Chartered Institute for Archaeologists as an integral part of the groundworks required for the development. This watching brief must be carried out by an appropriately qualified and experienced professional contractor and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority and shall include a contingency plan for the unexpected discovery of significant remains. A copy of a formal report on the works undertaken and their results shall be submitted to the Lancashire Historic Environment Record prior to the dwelling being first occupied following the consented works.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

- 4 Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the building and locality.

Relevant planning policy

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



NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING