

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

LISTED BUILDING CONSENT

APPLICATION NO: 3/2021/0716

DECISION DATE: 16 September 2021

DATE RECEIVED: 15/07/2021

APPLICANT:

Adrian Atkinson
Branleigh Homes
2nd Floor
5 Church Street
Clitheroe
BB7 2DD

AGENT:

Mr Nicholas White
Glovers Project Services Ltd
The Old Tannery
Eastgate
Accrington
BB5 6PW

PARTICULARS OF PROPOSED WORKS: Repairs and alterations including bathroom relocation, removal of second floor room partitions, re-roofing, insulation and new openings to outrigger. Resubmission of 3/2020/0761.

AT: 13 York Street Clitheroe BB7 2DH

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 Buildings and Conservation Areas) Act 1990.

- 2 The permission shall relate to the development as shown on Plan Reference:
Location Plan.
Proposed Elevations BS 1141 06.
Proposed Ground and First Floor Plans BS 1141 03.
Proposed Second Floor and Roof Plan BS 1141 04 (subject to the agreed amendment concerning second floor planform on 3 September 2021).
Cross sections drawing (incorrectly titled; subject to amendment concerning roof felt and ventilation on 15 September 2021).

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

- 3 This permission shall be implemented in accordance with the proposal as amended by letters received on the 3 (second floor planform) and 15 (roof felt and ventilation) September 2021.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments.

- 4 Precise specifications of the rooflight and its installation to the main roof including its impact to rafters shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

Reason : In order to safeguard the special architectural and historic interest and setting of the listed building.

- 5 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 24 September 2020.

To clarify the mitigation the bat survey report recommends there will be gaps created in the mortar along the gable ends and ridgeline to allow access into the roof void. The report also specifies Breathable Roof Membranes should not be used in this case.

Reason: To ensure that mitigation proposals have been implemented as specified.

- 6 Precise specifications and samples of new roof cover materials 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 special architectural and historic interest and setting of the listed building.

- 7 Precise specifications of any proposed roof timber structure repair works shall have been submitted to and approved by the Local Planning Authority before their implementation in the proposed works.

Reason: In order to safeguard the special architectural and historic interest and setting of the listed building.

- 8 Precise specification of the removal of existing render/pointing in the form of a method statement shall have been submitted to and approved by the Local Planning Authority before the implementation of this element of the proposed works.

Where render/pointing removal results in the loss of or damage to historic fabric, work shall cease to these areas pending further advice from the Local Planning Authority.

Reason : In order to safeguard the special architectural and historic interest and setting of the listed building.

- 9 Precise specifications and samples of wall pointing and rendering (in the form of sample panels) 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 special architectural and historic interest and setting of the listed building.

- 10 Precise specifications of any historic fabric cleaning shall have been submitted to and approved by the Local Planning Authority before the implementation of this element of the works.

Reason : In order to safeguard the special architectural and historic interest and setting of the listed building.

- 11 Precise specifications of painting shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

Reason : In order to safeguard the special architectural and historic interest and setting of the listed building.

- 12 Details of the impact of insulation proposals on fabric health (including 'breathability') 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 special architectural and historic interest and setting 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 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 Machole

pp NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

· If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date

of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.