

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

LISTED BUILDING CONSENT

**APPLICATION NO:** 3/2023/0362

**DECISION DATE:** 11 August 2023

**DATE RECEIVED:** 12/06/2023

**APPLICANT:**

Mr T Gregory  
1 Spread Eagle Barn  
Sawley Road  
Sawley  
BB7 4LE

**AGENT:**

Mr Andrew Hawthorne  
Andrew Hawthorne Architects  
Alkincoats Lodge  
Alkincoats Road  
Colne  
BB8 9QQ

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**PARTICULARS OF PROPOSED WORKS:** Listed Building Consent for proposed new timber and glazed arch infill to front and rear with minor alterations, rooflights and flue to the front and new 1.8m high timber fence to the rear.

**AT:** 1 Spread Eagle Barn Sawley Road Sawley BB7 4LE

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 hereby permitted must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

- 2 Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location and Block Plan Drawing No: 01  
Proposed Elevations Drawing No: 07 A  
Proposed First Floor Drawing No: 06 A  
Proposed Ground Floor Drawing No: 05  
Proposed Plans Drawing No: 04

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

- 3 All new and replacement windows, doors and boarding to be incorporated into the front and rear cart entry openings of the barn shall be constructed from timber in accordance with the following details:

23 0361 Sample window 080923 (received 8th August 2023)

Full details of the colour finish of all timber materials shall be submitted to and approved in writing by the Local Planning Authority prior to its use in the building.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the Listed Building and the Conservation Area.

- 4 The replacement fencing as indicated on Location and Block Plan Drawing No: 01 shall be implemented in accordance with the following details:

Proposed Elevations Drawing No: 07 A (Fence Detail)

23 0361 Photograph of Fencing (received via email from agent 12/6/23)

Full details of the colour finish of the timber fence shall be submitted to and approved in writing by the Local Planning Authority prior to its construction.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the Listed Building and the Conservation Area.

- 5 The single flue as indicated on Proposed Elevations Drawing No: 07 A (Front Elevation & Side Elevation) shall be detailed in a black colour finish.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the Listed Building and the Conservation Area.

- 6 The two front elevation roof lights as indicated on Proposed Elevations Drawing No: 07 A shall be of the Conservation Type, recessed with a flush fitting.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the special architectural and historic interest of the Listed Building and the Conservation Area.

- 7 Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be carried out in complete accordance with the mitigation measures detailed/recommended within the section titled "Method Statement and Reasonable Avoidance Measures" of the submitted Ecological Appraisal titled "Bat Survey Report and Method Statement European Protected Species (Bats) Reasonable Avoidance and Mitigation Measures" dated 9 June 2023 and carried out by Dave Anderson Batworker.com

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development.

**Note(s)**

- 1 For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

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- 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*

**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/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . 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.