

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: 3/2023/0988

DECISION DATE: 21 June 2024

DATE RECEIVED: 23/02/2024

APPLICANT:

Mr David Hartley
Brabins Hall
27 Windy Street
Chipping
Preston
PR3 2GD

AGENT:

Mr Tom Woof
Prospus Group Ltd
Furrow Green Farm
Kirkby Stephen
CA17 4LQ

PARTICULARS OF PROPOSED WORKS: Proposed drilling of two bore holes and underground pipework within the front curtilage and installation of internal pipework to a new heat pump unit located in the kitchen.

AT: Brabin Hall 27 Windy Street Chipping Lancashire PR3 2GD

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 the permission.

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

2 The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Listed Building Consent Application received by the Local Planning Authority on 23.02.2024 including the following plans/documents:

- Location Plan
- Site Plan for 27 Windy Street REV.2 (dwg ref 22_011-CCE-SP_07)
- 27 Windy Street Internal Site Plan REV 1 (dwg ref 22_011-LBC_01-DR1)
- Heritage Asset Statement ref 22_011_LBC_01 27 Windy Street (including methods statement on page 7)

The development shall be retained hereafter in accordance with this detail.

REASON: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

- 3 Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include and specify the provision to be made for the following:
- (a) dust and dirt mitigation measures during the construction period; complaint management and arrangements for liaison with the Council's Environmental Health Team
 - (b) control of noise and vibration emanating from the site during the construction period; complaint management and arrangements for liaison with the Council's Environmental Health Team
 - (c) hours and days of construction work for the development expected to be 8.00-18.00, Monday to Friday, 08.00-13.00 on Saturday with no working on Sunday and Bank / Public Holidays
 - (d) contractors' compounds and other storage arrangements
 - (e) provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
 - (f) arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways (e.g. wheel washing facilities)
 - (g) the routing of construction traffic and measures to ensure that drivers use these routes as far as is practicable
 - (h) external lighting of the site during the construction period (if required). The submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.
 - (i) erection and maintenance of security hoarding / fencing
 - (j) disposing of waste resulting from construction work

The construction of the development shall be carried out in accordance with the approved CEMP.

Reason: In the interests of the amenities of surrounding residents, to maintain the operation and safety of the local highway network, to protect the significance of the heritage asset and to safeguard the character and appearance of the area.

- 4 Prior to the commencement of development, a method statement and risk assessment to evaluate the environmental risks of the boreholes and mitigation measures required shall be submitted to and approved in writing by the Local Planning Authority. These shall include / make provision for the following:

- (a) details of desk / field surveys undertaken to establish buried services and utilities, ground conditions and risk of artesian ground water
- (b) the precise depths of the boreholes and pipework needed including a section plan of the underground pipe routing
- (c) the drilling techniques / means of excavation as well as extraction of material
- (d) appropriate safety precautions to protect the public
- (e) working methods to mitigate environmental impacts
- (f) details of adherence to relevant industry standards and guidance
- (g) monitoring and review arrangements during the construction phase

The construction of the development shall be carried out in accordance with the approved method statement and risk assessment.

Reason: To protect the significance of the heritage asset

- 5 Full details of how the cobbles in the front curtilage are to be recorded, lifted, stored and re-laid, together with a timescale for the re-laying, shall be submitted to and approved in writing by the Local Planning Authority prior to their removal. The development shall be carried out in accordance with the approved details including the approved timescale.

Reason: To preserve the special architectural and historic interest of the Listed Building and the Conservation Area.

- 6 Prior to the installation of the ground source heat pump (GSHP), full details of the GSHP including make/model, design and appearance, dimensions and noise data shall be submitted to and approved in writing by the Local Planning Authority. The details shall be in general accordance with the technical data submitted with the application, which suggested a noise power emission level of 35-46dB. The development shall be installed in accordance with the approved details.

REASON: To protect the significance of the heritage asset and to safeguard residential amenity.

- 7 Prior to any works being carried out to an external building wall, full details of the access point location and diameter of the drill hole/pipework in the external wall shall be submitted to and approved in writing by the Local Planning Authority. The details will be expected to show that efforts have been made to minimise the impact on the stonework. The development shall be installed in accordance with the approved details.

REASON: To protect the significance of the heritage asset.

- 8 The routing of the internal pipework shall be within ceiling voids and plasterboard risers only, and shall not penetrate any internal historic fabric, including timber roof joists.

REASON: To protect the significance of the heritage asset.

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
- 4 This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

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.