

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:** 3/2024/0543

**DECISION DATE:** 10 January 2025

**DATE RECEIVED:** 05/07/2024

**APPLICANT:**

Lindsey Smith  
1-3 Windy Street  
Chipping  
Preston  
PR3 2GD

**AGENT:**

Jill Cowgill  
NWDC Ltd  
No 3 Syke Street  
Preston  
PR1 3XA

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**PARTICULARS OF  
PROPOSED WORKS:**

Listed Building Consent for internal alterations including new staircase and flooring, replace windows, restoration of basement openings and rebuild chimney stack and replace railings. Demolition and replacement of modern outrigger to the rear.

**AT:** 1-3 Windy Street Chipping 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 works for which Listed Building Consent is hereby granted shall be commenced before the expiration of three years beginning with the date of this consent.

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

- 2 The permission hereby permitted shall be carried out in full accordance with the following submitted plans and details unless prohibited by any other conditions:

1:1250 Location Plan 2406.01.01 Amended September 24  
1:100 Proposed Site Plan 2406.03.01  
1:50 Proposed Plans and Elevations 2406.03.02 Rev B  
1:25 Proposed Typical Window Details 2406.03.03 Rev A

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

- 3 Unless stipulated by another condition this consent shall be carried out in accordance with the details set out in the submitted Heritage Statement dated June, 2024 and Method Statement 2406 dated July 2024.

Reason: For the avoidance of doubt and in order to safeguard the special architectural and historic interest and significance of the listed building.

- 4 No development, demolition or site preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and recording works. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. This programme of works should comprise:

(i) The creation of a level 3 record of the building as set out in 'Understanding Historic Buildings' (Historic England 2016); and

(ii) The holding of a formal watching brief during opening up and alteration works to the extant building.

These works should be undertaken by an appropriately experienced and qualified professional contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). A formal report on the works undertaken and the results obtained shall be compiled and submitted to the Local Planning Authority and the Lancashire Historic Environment Record prior to the buildings consented being first brought into uses or at a date otherwise agreed in writing by the Local Planning Authority.

The development shall be carried out in accordance with the agreed details.

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

- 5 Notwithstanding the submitted details no works shall be undertaken until a full window schedule has been submitted to and approved in writing by the Local Planning Authority prior to this element of the scheme being commenced. The scheme shall thereafter be carried out in strict accordance with the approved details and retained as such.

The windows and doors shall be timber, painted not stained, in a colour to be submitted and agreed in writing by the Local Planning Authority prior to implementation.

The windows and doors shall thereafter be retained as such.

Reason: In order to ensure that the works to be carried out are appropriate and of a sympathetic design and material to the Listed Building.

- 6 Notwithstanding the submitted plans the following details, including sections at 1:20 where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before their use in the proposed development:

- Details of all proposed joinery including sections and elevations at a scale of 1:20;
- and
- Details of the proposed new railings including sections and elevations at a scale of 1:20.

The development shall thereafter be implemented within the development in strict accordance with the approved details.

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 buildings, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

- 7 Notwithstanding the submitted plans the following details, including sections at 1:20 where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before their use in the proposed development:

- Double Doors (Side Elevation);
- Lime render to upper section.

The development shall thereafter be implemented within the development in strict accordance with the approved details.

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 buildings, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

- 8 For the avoidance of doubt the existing doors at basement level to the front and rear elevations shall be retained and not altered in any way and shall thereafter be retained as such in perpetuity.

Reason: In order to safeguard the special architectural and historic interest and significance of the Listed Building.

- 9 Any new and replacement rainwater goods shall match the existing in terms of materials, size, colour, texture and authenticity and shall not be replica in type.

Reason: In order to ensure that the works are carried out in an appropriate manner and are sympathetic to the historic 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
- 4 This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
- Relevant archaeological standards and a list of registered contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR directory: <http://www.bajr.org/whoseWho/>.
- 'Understanding Historic Buildings' can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historicbuildings/images-bookds/publiciations/understanding-hisoric-buildings/>.

*Nicola Hopkins*

NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

### 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.