

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: 3/2024/0767

DECISION DATE: 6 November 2025

DATE RECEIVED: 28/08/2025

APPLICANT:

Mr and Mrs Adam Bennett
Lovely Hall
Lovely Hall Lane
Copster Green
BB1 9EQ

AGENT:

Mr Gary Dearden
PPY Design Ltd
2 Helmsore Road
Holcombe Village
Bury
BL8 4PA

PARTICULARS OF PROPOSED WORKS: Listed Building Consent for re-roofing of existing house.

AT: Lovely Hall Lovely Hall Lane Copster Green BB1 9EQ

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 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 Plan LH1-00 Scale 1:1250
Method Statement dated 28th August 2025

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

- 3 Details of the precise specifications of any proposed repairs (informed by roof structure condition surveys) to the roof timber structure shall have been submitted to and approved in writing by the Local Planning Authority prior to their implementation. The development shall thereafter be implemented in accordance with the approved details.

Reason: In order to ensure that the special architectural and historic interest of the listed building is safeguarded.

- 4 Details of the precise specification and justification for any proposed woodworm treatment shall have been submitted to and approved in writing by the Local Planning Authority prior to its use. The development shall thereafter be implemented in accordance with the approved details.
- Reason: In order to safeguard the special architectural and historic interest of the listed building.
- 5 Details of the precise specifications including samples of any replacement roof materials shall have been submitted to and approved in writing by the Local Planning Authority prior to their use. The development shall thereafter be implemented in accordance with the approved details.
- Reason: In order to safeguard the special architectural and historic interest of the listed building.
- 6 Details of the precise specifications of the roof vent to be installed including materials and exact position shall have been submitted to and approved in writing by the Local Planning Authority prior to its installation. The development shall thereafter be implemented in accordance with the approved details.
- Reason: In order to safeguard the special architectural and historic interest of the listed building.
- 7 No development shall commence until the applicant, or their agent or successors in title, has secured the implementation of the archaeological recording of the relevant historic fabric, the specifications for which shall first have been submitted to and agreed in writing by the Local Planning Authority.
- The development shall thereafter be implemented in accordance with the approved details.
- Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.
- 8 No part of the development hereby granted consent shall be commenced until a timetable for the mitigation measures set out in Sections 5.0 and 6.0 in the submitted Dusk Survey Results dated 10th of July 2025 by Tyrer Ecological Consultants Ltd has been submitted to and approved in writing by the Local Planning Authority.
- The works shall thereafter be carried out in strict accordance with the approve details.
- A copy of the European Protected Species Licence shall be submitted to the Local Planning Authority prior to the works commencing.
- Reason: To ensure that any adverse effects on the protected bat population from the proposed development as effectively mitigated.

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

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.