

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2024/0919

**DECISION DATE:** 16 May 2025

**DATE RECEIVED:** 15/11/2024

**APPLICANT:**

The Huntroyde Estate  
C/o Helen Vickery  
Ingham and Yorke  
Huntroyde Estate Office  
Padiham  
Burnley  
BB12 7QX

**AGENT:**

Mrs Tiffany Snowden  
Blue Willow Heritage Ltd  
104 Station Parade  
Harrogate  
North Yorkshire  
HG1 1HQ

**DEVELOPMENT PROPOSED:** Planning application for proposed external renovation works including removal of render, re-pointing, improved rainwater management and repair and replacement of windows.

**AT:** Cockshotts Farm School Lane Simonstone BB12 7HR

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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:

Location Plan 1:1250

Proposed Site Plan and Section PL/429/05

Proposed Plans PL/429/06

Proposed Elevations PL/429/07

Proposed Window Details PL/429/08

Planning, Design and Access Statement dated 13th September 2024

Heritage Impact Assessment dated October 2024

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 strict accordance with the details set out in the submitted Heritage Impact Assessment submitted as supporting information dated October 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. All new/replacement windows and doors shall be installed in strict accordance with the detail with the submitted details shown on drawing number PL/429/08 and shall thereafter be retained in perpetuity.

Precise specifications of the depth/width of the glazing bars for the multipaned sliding sash window (W4) shall be submitted to and approved in writing by the Local Planning Authority prior to their installation in the proposed development.

Glazing bars shall be integral only.

Opening frames for the casement windows shall sit flush within the frame/rebated.

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

5. For the avoidance of doubt all re-pointing shall only be undertaken using a NHL 3.5 Lime mix.

Reason: In order to ensure that the works are carried out in an appropriate manner and are sympathetic to the historic buildings.

6. Notwithstanding any indication in the submitted details, any replacement rainwater goods/gutters shall exactly match the existing in terms of materials, detailing and colour.

Reason: In order to ensure that the works are carried out in an appropriate manner and are sympathetic to the historic buildings.

7. Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive].

Any removal of vegetation out with the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove 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.
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 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.
5. Site contractors and site project managers shall be made aware of the legal protection afforded all species of bats in the UK.

The building contractors shall take made aware that solitary roosting bats can be disturbed or exposed beneath roof materials such as roofing slates, timber battens and roofing membranes.

Building contractors shall take additional care when removing fascia boards, verge tiles, ridge tiles, lead flashing and roofing felt.

#### Timing of works

Avoid removing roofing materials between May & August, remove lower roof tiles, battens & under felt carefully by hand.

Transitional roosts - April -September/October

Feeding roosts - May - November

Maternity roosts - May - August

Satellite roosts - May - August

Mating roosts - September -November

Night roosts - March - November

Day roosts - March - November

Hibernation roosts - October - March

Mating/swarming roosts - August - November

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Mitigation refers to practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species

*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.