

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:** 3/2024/0974

**DECISION DATE:** 09 May 2025

**DATE RECEIVED:** 27/11/2024

**APPLICANT:**

Mr Charlie McDermott  
Alder House  
Holden Lane  
Bolton by Bowland  
BB7 4LZ

**AGENT:**

Ms Lauren McIntyre  
Trail Architects  
First Floor  
12 Carpenter Street  
Perth  
PH1 5LZ

**DEVELOPMENT** Planning Permission for extension to farm house.

**PROPOSED:**

**AT:** Alder House Holden Lane Bolton by Bowland BB7 4LZ

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 must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

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: 24010\_PL(90)001\_A

Wider Location Plan: 24010\_PL(90)002\_A

Proposed Site Plan: 24010\_PL(90)004\_B

Proposed Ground Floor Plan: 24010\_PL(20)003\_B

Proposed East and West Elevations: 24010\_PL(25)003

Proposed North and South Elevations: 24010\_PL(25)004

Proposed Elevations: 24010\_PL(25)005\_B

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

3. Notwithstanding the submitted details, details or specifications of all new or replacement materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the proposed materials preserve and respond positively to the inherent historic interest of a Grade II\* Designated Heritage Asset.

4. All new and replacement windows and doors shall be constructed in timber, of which 1:20 elevational and section details shall have been submitted and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in strict accordance with the approved details; the approved details shall thereafter be retained in perpetuity.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal responds positively to the character of a Grade II\* Designated Heritage Asset.

5. Prior to the commencement of the development hereby approved, section details at a scale of not less than 1:20 of each elevation of the 'planar glazed link' hereby approved shall have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the sections details shall clearly detail the physical interface with the existing fabric of the Grade II\* Listed building and main body of the extension hereby approved. The development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal responds positively to the character of a Grade II\* Designated Heritage Asset.

6. Prior to the commencement of the development hereby approved, section details at a scale of not less than 1:20 of each elevation of the main body of the extension hereby approved shall have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the sections details shall clearly detail all eaves, guttering/rain-water goods, soffit/overhangs and window/door reveals and the proposed Brise Soleil detailing. The development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal responds positively to the character of a Grade II\* Designated Heritage Asset.

7. No works to the application buildings, including any clearance/demolition or preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording as set out in "Understanding Historic Buildings" (Historic England 2016). This should comprise a) a level 3 record of the building as it exists; b) appropriate visits by the archaeological contractor to record interior features that are revealed during internal works c); the production of an integrated report on the results of a) and b).

This recording must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. A copy of the report or reports created should be submitted to the Local Planning Authority and the Lancashire Historic Environment Record prior to the extension hereby approved being first occupied.

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

8. The extension hereby permitted shall be used for purposes incidental to the enjoyment of the dwellinghouse (Alder House) and shall not be used for ancillary purposes or as a separate unit of accommodation.

Reason: To protect the character of a Grade II\* Designated Heritage Asset and the National Landscape.

### **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.

*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.