

RIBBLE VALLEY BOROUGH COUNCIL
Development Department
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA
Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

The Planning (Listed Buildings) (Certificates of Lawfulness of Proposed Works) Regulations 2014

CERTIFICATE OF LAWFULNESS OF PROPOSED WORKS

APPLICATION NO: 3/2025/0010
DECISION DATE: 04 March 2025
DATE RECEIVED: 07 January 2025

APPLICANT:

Mrs Yasmin Haslam
Green End
Sawley Road
Grindleton
BB7 4RS

AGENT:

Miss Megan Haslam
Green End
Sawley Road
Grindleton
BB7 4RS

PROPOSED USE OR DEVELOPMENT: Certificate of Lawfulness of proposed re-pointing of external walls including chimney stacks.

AT: Green End, Sawley Road, Grindleton, BB7 4RS.

Ribble Valley Borough Council hereby certify that on the 7th January 2025 the works described in the First Schedule to this certificate in respect of the Listed Building specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate are lawful within the meaning of Section 26H(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the following reason:

1. The applicant has provided sufficient evidence to satisfy the Local Planning Authority that the proposed works would amount to works of repair and maintenance which would not affect the character or appearance of the application property as a building of special architectural or historic interest.

Nicola Hopkins

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

On behalf of Ribble Valley Borough Council

Date: 04 March 2025

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First Schedule

Proposed re-pointing of external walls including chimney stacks, using a NHL 2 mortar type (either Social Ionic Natural Hydraulic Lime or St Astire Natural Hydraulic Lime).

Second Schedule

Green End, Sawley Road, Grindleton, BB7 4RS.

Notes:

- 1 This certificate is issued solely for the purpose of Section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 It certifies that the works described in the First Schedule taking place to the Listed Building specified in the Second Schedule are lawful, and, therefore, are not liable to enforcement action under section 38 of the Act.
- 3 This certificate applies only to the extent of works described in the First Schedule and to the Listed Building specified in the Second Schedule and identified on the attached plan. Any works which are materially different from those described or which relate to other Listed Buildings may render the owner or occupier liable to enforcement action.
- 4 The effect of the certificate is also qualified by the proviso in section 26H(5)(a) of the Act, which states that the lawfulness of works for which a certificate is issued are to be conclusively presumed to be lawful provided that they are carried out within 10 years beginning with the date of the issue of the certificate.

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/planning-inspectorate>. 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

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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.