

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: 3/2025/0057

DECISION DATE: 09 April 2025

DATE RECEIVED: 29/01/2025

APPLICANT:

Mr and Mrs Bryant
Waddington Hall
Clitheroe Road
Waddington
Clitheroe
BB7 3HP

AGENT:

Mr R Maudsley
Sunderland Peacock Architects
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

PARTICULARS OF PROPOSED WORKS: Listed Building Consent for installation of underfloor heating at ground floor.

AT: Waddington Hall, Clitheroe Road, Waddington, BB7 3HP.

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 hereby permitted must be begun not later than three years from the date of this permission.

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

2 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details and recommendations therein received by the Local Planning Authority unless prohibited by any other condition.

- Location Plan Drawing No: 6423 - E20
- Existing and Proposed Floor Construction Monks Room Drawing No: 6423 - PRD1
- Existing and Proposed Floor Construction Morning Room Drawing No: 6423 - PRD2
- Existing and Proposed Floor Construction Main Reception Hall Drawing No: 6423 - PRD3
- Existing and Proposed Floor Construction Drawing Room Drawing No: 6423 - PRD4
- (Amended) Existing and Proposed Floor Construction Dining Room Drawing No: 6423 - PRD5 REV A (received 28.02.2025)
- (Amended) Existing and Proposed Floor Construction Reception Hall Drawing No: 6423 - PRD6 REV A (received 28.02.2025)

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and so that the Local Planning Authority shall be satisfied with the details.

- 3 Notwithstanding any description of materials in the submitted application form and the requirements of Condition 2 of this permission, samples or detailed specifications of the floor tiles to be utilised in the tiled floor finish shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. The works shall be carried out only in accordance with the agreed materials.

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 Building.

- 4 All works of the development hereby approved shall be carried out in accordance with the methodologies detailed in Section 07 (Method Statement) of the submitted Heritage Statement Document Ref- HS-3.01 and methodologies detailed within the structural engineer email response dated 08.03.2025.

Reason: To preserve the special architectural and historic interest of the Listed Building.

- 5 No excavation or ground disturbance works on the application site, including any required for clearance/demolition, site preparation, services, etc. shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological monitoring and recording works, to the standards and guidance set out by the Chartered Institute for Archaeologists as an integral part of the groundworks required for the development. These works must be carried out by an appropriately qualified and experienced professional contractor 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 and shall include a contingency plan for the unexpected discovery of complex, extensive or particularly significant remains. The works shall result in the compilation of a 3 formal report on the works undertaken and the results obtained and include the deposition of a copy of the report with the Historic Environment Record. 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 buildings/site.

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.
5. Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org/whoseWho/>

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.