

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: 3/2025/0177

DECISION DATE: 26 June 2025

DATE RECEIVED: 01/04/2025

APPLICANT:

Mr and Mrs O'Gorman
Eaves House Farm
Waddington Road
West Bradford
Clitheroe
BB7 3JF

AGENT:

Mr Philip Cottier
Sunderland Peacock and Assoc Ltd
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

**PARTICULARS OF
PROPOSED WORKS:**

Listed Building Consent for the proposed conversion of Green Barn to create 1no dwelling with associated parking and amenity space. Conversion of Outbuilding 02 to form 2no storage / workshop spaces to serve the proposed barn conversion and Eaves House Farm. Partial Conversion of Outbuilding 01 to form new home office in relation to the existing listed farmhouse.

AT: Eaves House Farm, Waddington Road, West Bradford, BB7 3JF.

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: 6955 - B-L01A
- Proposed Passing Place Drawing No: 6955 - B-P06 (received 19.05.2025)
- (Amended) Proposed site plan & site sections Drawing No: 6955 - B-P03F (received 20.06.2025)
- (Amended) Proposed ground floor plan & elevations of Green Barn Drawing No: 6955 - B-P01B (received 20.06.2025)
- (Amended) Proposed first floor plan & section of Green Barn Drawing No: 6955 - B-P02B (received 20.06.2025)
- Proposed Residential Curtilage Drawing No: 6955 - B-P07A (received 20.06.2025)
- (Amended) Proposed outbuilding 01 & 02 comprising of new storage / workshops home office and existing wash house Drawing No: 6955 - B-P04B (received 20.06.2025)
- (Amended) Proposed Roof Plan Drawing No: 6955 - B-P05B (received 20.06.2025)

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 The areas marked for demolition denoted by red hatching as shown on (Amended) Proposed site plan & site sections Drawing No: 6955 - B-P03F (received 20.06.2025) shall be entirely demolished, the existing hardstanding made good and any leftover materials removed from the site prior to first occupation of the dwelling hereby approved.

Reason: In the interests of visual amenity to ensure the scheme is implemented as proposed.

4 All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, dimensions, glazing detail, moulding finish, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the Listed Buildings and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

5 All window/door cills and lintels shall be natural stone and full details or samples of the materials to be used for the cills and lintels shall be submitted to and approved in writing by the Local Planning Authority before installation on site. The development shall be implemented in complete accordance with the approved details and retained as such thereafter.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the Listed Buildings and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

- 6 Samples or detailed specifications of the new rainwater goods to be installed along with details of their proposed paint finish shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. The submitted details shall include the method of fixing for any new rainwater goods. The works shall be carried out only in accordance with the agreed rainwater goods details.

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.

- 7 Prior to the commencement of any of the re-pointing works hereby approved, a sample of the new mortar/pointing work is to be provided on site and subsequently agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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.

- 8 Samples or detailed specifications of any new roof slates to be utilised shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. All such slates shall match the existing in appearance, size and quality. 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 Buildings.

- 9 The roof lights as shown on (Amended) Proposed ground floor plan & elevations of Green Barn Drawing No: 6955 - B-P01B (received 20.06.2025) and (Amended) Proposed outbuilding 01 & 02 comprising of new storage / workshops home office and existing wash house Drawing No: 6955 - B-P04B (received 20.06.2025) shall be of the Conservation Type, recessed with a flush fitting, of which the elevational and section details shall have been submitted and approved in writing by the Local Planning Authority prior to their installation. The roof lights shall be implemented in complete accordance with the approved details and retained as such thereafter.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the Listed Buildings and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

- 10 All works of the development hereby approved shall be carried out in accordance with the methodologies as specified in the submitted Construction Method Statement Job No. 6955 and the Addendum To Construction Method Statement (received 23.06.2025). The raking out of loose mortar for the purpose of re-pointing shall be carried out by tools held in the hand and not by power-driven tools.

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

- 11 No external lighting shall be installed on the dwelling hereby approved, or elsewhere within the site until details of a scheme for any external building or ground mounted lighting/illumination have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development.

- 12 Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be carried out in complete accordance with the mitigation measures detailed/recommended within pages 16 - 18 (Mitigation & Recommendations) of the submitted ecological appraisal titled "Preliminary Bat Roost & Emergence Survey - Eaves House, West Bradford, BB7 3JD" (Report Ref ARK2024313) dated January 2025 carried out by Ark Ecology.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development.

- 13 No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be installed in accordance with the agreed details before the dwelling is first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to reduce the impact of development.

- 14 No works to the application building(s), 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 to level 2-3 as set out in 'Understanding Historic Buildings' (Historic England 2016). This 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. These works shall result in the compilation and deposition of a formal report on the works undertaken and the results obtained. The development shall be carried out in accordance with the agreed details. A digital copy of the report shall be placed in the Lancashire Historic Environment Record.

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. There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway. There must be no storage of materials in the public highway at any time. There must be no standing or waiting of machinery or vehicles in the public highway at any time. There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site. All references to public highway include footway, carriageway, and verge.
6. This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that the highway surface water drainage system must not be used for the storage of any waters from adoptable United Utility surface water systems or any private surface water drainage systems.
7. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.
8. 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/>. 'Understanding Historic Buildings' can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>

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.