

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: 3/2025/0311

DECISION DATE: 1 August 2025

DATE RECEIVED: 16/05/2025

APPLICANT:

Mr D Norris
41 Dilworth Lane
Longridge
Preston
PR3 3ST

AGENT:

Mr Peter Bamber
PGB Architectural Services Ltd
12 Glen Avenue
Knowle Green
Preston
PR3 2ZQ

PARTICULARS OF PROPOSED WORKS: Replacement of existing doors and windows and installation of one new conservation style roof light.

AT: Writtenstone Farm, Writtenstone Lane, Longridge, PR3 2ZN.

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 ref: PP-13951839v1
- Existing / Proposed Site Plan Drawing No: 001 A (received 31.07.2025)
- (Amended) Proposed Elevations Drawing No: SK003 A (received 31.07.2025)
- Proposed Plans Drawing No: SK004
- Proposed Window Details Drawing No: SK005
- Proposed Window Details Drawing No: SK006
- Proposed Window Details Drawing No: SK007
- Proposed Window Details Drawing No: SK008
- Proposed Window Details Drawing No: SK009
- Proposed Window Details Drawing No: SK010
- Proposed Door Details Drawing No: SK011
- Proposed Door Details Drawing No: SK012
- Proposed Door Details Drawing No: SK013 (received 31.07.2025)
- Proposed Door Details Drawing No: SK014

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 materials to be used on the external surfaces of the development as indicated on the following plans shall be implemented as indicated:

- Proposed Window Details Drawing No: SK005
- Proposed Window Details Drawing No: SK006
- Proposed Window Details Drawing No: SK007
- Proposed Window Details Drawing No: SK008
- Proposed Window Details Drawing No: SK009
- Proposed Window Details Drawing No: SK010
- Proposed Door Details Drawing No: SK011
- Proposed Door Details Drawing No: SK012
- Proposed Door Details Drawing No: SK013 (received 31.07.2025)
- Proposed Door Details Drawing No: SK014
- (Amended) Heritage Description And Method Statements Revision A (received 31.07.2025) (Colours / Roof Window / Figure 1 Typical proposed window / Figure 2 Typical Proposed Door)

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 and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

- 4 The roof light as shown on Existing / Proposed Site Plan Drawing No: 001 A (received 31.07.2025) and (Amended) Proposed Elevations Drawing No: SK003 A (received 31.07.2025) shall be implemented in accordance with the following details:

- (Amended) Heritage Description And Method Statements Revision A (received 31.07.2025) (FAKRO WGI/C 46x55 Roof Light Natural Pine Conservation Style Top Hung Access Roof Window)

The roof light shall be implemented in complete accordance with the approved details and retained as such thereafter.

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 and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

- 5 All works of the development hereby approved shall be carried out in accordance with the methodologies as specified in the Method Statement produced by PGB Architectural Services dated May 2025.

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

- 6 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 in sections 5.1 - 5.2 (Recommendations) of the submitted Ecological Appraisal titled "Bat Survey Report" dated September 2024 and carried out by Knight Sky Ecology.

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

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.