

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

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

### CERTIFICATE OF LAWFULNESS OF PROPOSED WORKS

**APPLICATION NO:** 3/2025/0320

**DECISION DATE:** 11 June 2025

**DATE RECEIVED:** 22 April 2025

**APPLICANT:**

Mrs Yasmin Haslam  
Green End  
Sawley Road  
Grindleton  
BB7 4RS

**AGENT:**

Miss Megan Haslam  
Green End  
Sawley Road  
Grindleton  
BB7 4RS

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**PROPOSED USE OR DEVELOPMENT:** Certificate of Lawfulness for proposed installation of low profile wet system underfloor heating to kitchen/utility room.

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

Ribble Valley Borough Council hereby certify that on the 22nd April 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 not affect the character or appearance of the application property as a building of special architectural or historic interest.

Signed: *Nicola Hopkins*

(DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING)

On behalf of Ribble Valley Borough Council

Date: 11 June 2025

**RIBBLE VALLEY BOROUGH COUNCIL  
CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT**

**APPLICATION NO: 3/2025/0320**

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First Schedule

Proposed installation of low profile wet system underfloor heating to kitchen/utility room.

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.