

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: 3/2025/0411
DECISION DATE: 30 September 2025
DATE RECEIVED: 27/06/2025

APPLICANT:

Mr Mark Lincoln
Dene Cottage
9 The Dene
Hurst Green
Clitheroe
BB7 9QF

AGENT:

Mr Daniel Noblett
Bowland Surveyors
5 Wood Bank
Penwortham
PR1 9BN

**PARTICULARS OF
PROPOSED WORKS:**

Listed Building Consent for internal and external works. External works to include: replacement of windows and lintels, enlargement of window openings, infill doorways and windows, demolition of existing lean-to and erection of stone porch, replacement of roof tiles with slates, replacement of cills and mullions, replacement of guttering and downpipes, removal of render and repoint with lime. Repair of leaded window. Internal works to include: replacement of existing staircase, removal of partitions, excavation of internal floor to increase head height and replacement of internal floor with limecrete.

AT: Dene Cottage 9 The Dene Hurst Green BB7 9QF

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 Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

- Location Plan scale 1:1250
- Amended Site plans drawing ref: DWG3:2025-21 Rev 2 received 25 September
- Amended Proposed Plans drawing ref: DWG2:2025-21 Rev 4 received 25 September 2025
- Amended Method Statement and specification for proposed renovation works received 25 September 2025
- Amended Window Condition schedule and proposed intervention received 25 September 2025

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

- 3 Precise specifications of proposed windows and doors including elevations cross - sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation.

The approved windows shall be implemented within the development in strict accordance with the approved details and thereafter retained.

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 Notwithstanding any details submitted a method statement and specification for the works to remove the existing internal flooring and installation of underfloor heating and replacement limecrete shall be submitted to and approved in writing by the Local Planning Authority, prior to the removal of internal flooring.

The development shall be implemented in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the method of removal and ground work safeguards the special architectural and historic interest of the listed building.

- 5 Notwithstanding any details submitted specification for new internal staircase, including the tread depth, riser heights and plan layout shall be submitted to and approved in writing by the Local Planning Authority, prior to the removal of the existing staircase.

The development shall be implemented in strict accordance with the approved details.

In order that the Local Planning Authority may ensure that the method of removal and ground work safeguards the special architectural and historic interest of the listed building.

Reason: In order that the Local Planning Authority safeguards the special architectural and historic interest of the listed building.

- 6 Prior to any works to the historic leaded window, marked as W10 on drawing DWG2:2025-21[REV4], a repair method statement for the leaded window and details of internal secondary glazing shall be submitted to the Local Planning Authority for approval in writing. The repair work and secondary glazing shall be carried out in accordance with the agreed details and maintained as such thereafter.

Reason: In order that the Local Planning Authority safeguards the special architectural and historic interest of the listed building.

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.