

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

PLANNING PERMISSION

APPLICATION NO: 3/2025/0417

DECISION DATE: 22 December 2025

DATE RECEIVED: 07/07/2025

APPLICANT:

Mr and Mrs Shepherd
C/o Agent

AGENT:

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

DEVELOPMENT PROPOSED: Planning permission for proposed repair, internal and external alterations, amendments to outbuilding to listed building, new external garage, two air source heat pumps.

AT: The Court House Gisburn Road Bolton by Bowland BB7 4NP

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

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 Drawing No: 7184-E10
 - (Amended) Proposed Site Plan Drawing No: 7184 P01 REV D (received 28.11.2025)
 - (Amended) Proposed Floor Plans and Elevations Drawing No: 7184 - P02 REV E (received 28.11.2025)
 - (Amended) Plan, Section and Elevational Details for Planning Approval Sheet 1 Drawing No: 7184 - P05 REV A (received 28.11.2025)
 - The Court House - Outbuilding Proposed Floor Plans and Elevations Drawing No: 7184 - P04 REV C (received 28.11.2025)
 - The Court House Proposed Garage Drawing No: 7184 - P03 REV B

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

3. No change in land levels shall be undertaken unless precise land level details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the significance 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 the details shown on the approved plans and the requirements of Condition 2 of this permission, prior to external works commencing a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees and shrubs. The duly approved landscaping scheme shall be carried out within 12 months of the approved development commencing and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve a satisfactory level of landscaping in the interests of visual amenity.

5. The new timber gates forming the site access shall be installed in accordance with the submitted details (Proposed Gate Elevation 1:50) as indicated on Proposed Site Plan Drawing No: 7184 P01 REV E.

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.

6. Samples or detailed specifications of any new roof slates and ridge tiles to be utilised shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. All such slates and ridge tiles 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 Building.

7. Photographic samples of all new stonework to be used in the works hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority prior to installation. All new stonework shall match the existing stonework 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 Building and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

8. 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 along with photographic samples 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 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.

9. All window/door cills, lintels and surrounds shall be of natural stone construction only and photographic samples of all new cills, lintels and surrounds to be used in the development hereby approved 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 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.

10. The roof lights as shown on - The Court House - Outbuilding Proposed Floor Plans and Elevations Drawing No: 7184 - P04 REV C 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 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.

11. Elevational and specification details of the air source heat pumps hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation. The air source heat pumps shall be implemented in complete 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 and responds positively to the inherent character of the area.

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 on pages 16 and 17 of the submitted Ecological Appraisal titled "Bat Survey, At - The Courthouse Bolton By Bowland - Reference No: 7184" dated July 3rd 2025 and carried out by Lynne Rushworth.

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

13. Notwithstanding the submitted details, no roof works development shall commence or be undertaken on site until a protected species mitigation license - or written confirmation from Natural England that this license is not required - has been submitted to and agreed in writing by the local planning authority. The actions, methods & timings included in the mitigation measures identified and the conditions of the Natural England License shall be fully implemented and adhered to throughout the lifetime of the development.

Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.

14. The garage building hereby approved shall be kept available for the parking of vehicles and shall not be used for any use that would preclude its ability for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

Reason: The use of this building as a separate use would require further consideration in accordance with the provisions of the Ribble Valley Core Strategy.

15. No development shall take place, including any works of demolition or site clearance, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
- 24 Hour emergency contact number
 - Details of the parking of vehicles of site operatives and visitors
 - Details of loading and unloading of plant and materials
 - Wheel washing facilities
 - Delivery, demolition, and construction working hours
- The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

16. Deliveries to the approved development shall only be accepted between the hours of 9.30am and 2.30pm Monday Friday, to avoid peak traffic on the surrounding highway network.

Reason: In the interest of highway safety.

17. Construction works shall be restricted to between 0800 and 1800hrs Monday to Friday, 0900 to 1300hrs on Saturdays, and shall not take place on Sundays and Bank Holidays, unless otherwise prior agreed in writing with the local planning authority. All works will be undertaken in accordance with BS5228:2009.

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise.

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 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**

Notes

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.