

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

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Town and Country Planning Act 1990

LISTED BUILDING CONSENT

**APPLICATION NO:** 3/2025/0418  
**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

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**PARTICULARS OF PROPOSED WORKS:** Listed Building Consent 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 **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 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 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.

- 4 Samples or detailed specifications of any 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 and to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

- 5 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.

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

- 7 Notwithstanding any description of materials in the submitted application form and the requirements of Condition 2 of this permission, samples or detailed specifications of the tiles to be utilised in the internal floor finish shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. 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.

- 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 All works of the development hereby approved shall be carried out in accordance with the methodologies as specified in the submitted (amended) Method Statement Project Ref - 7184 / Document Ref - MS-P-1.0 Rev A (received 28.11.2025) unless an alternative method is expressly approved by another condition within this consent. 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 Building.

- 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.

**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.