

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: 3/2025/0436

DECISION DATE: 27 June 2025

DATE RECEIVED: 29/05/2025

APPLICANT:

The Grand at Clitheroe
14-18 York Street
Clitheroe
BB7 2DL

AGENT:

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

PARTICULARS OF PROPOSED WORKS: Listed Building Consent for proposed external repairs, window replacement and fenestration amendments, painting of exterior, re-roofing, external sign.

AT: The Grand at Clitheroe 14-18 York Street Clitheroe BB7 2DL

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

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Building 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 within the following submitted information:

Location Plan
Proposed Plan and Elevation (Schedule of Repairs): 7157-R01 Rev:A
Heritage Statement 7157-HS

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

3 Notwithstanding the submitted details, details or specifications of all new or replacement materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the proposed materials preserve and respond positively to the inherent historic interest of Grade II Designated Heritage Assets and the inherent character of the designated Clitheroe Conservation Area.

- 4 Notwithstanding the submitted details, prior to any repair works being undertaken to the existing windows and doors, precise details including a schedule and methodology of window joinery repairs to each window, including details of any replacement ironmongery and glazing shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the Local Planning Authority may ensure that the proposed works enhance and protect the inherent historic interest of Grade II Designated Heritage Assets and the inherent character of the designated Clitheroe Conservation Area.

- 5 Prior to their installation (where applicable), section details at a scale of not less than 1:20 of any new replacement windows, rainwater goods, guttering or doors shall 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 proposed works preserve inherent historic interest of the Grade II Designated Heritage Assets and the inherent character of the designated Clitheroe Conservation Area.

- 6 Prior to their commencement, detailed methodologies (including extents of any replacement fabric/materials) in relation to the render repairs, roof repairs and chimney repairs shall have been submitted to and approved in writing by the Local Planning Authority. The repair works shall thereafter be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the proposed works preserve inherent historic interest of the Grade II Designated Heritage Assets and the inherent character of the designated Clitheroe Conservation Area.

- 7 Notwithstanding the submitted details, the signage hereby approved as shown on drawing 7157-R01 A shall remain non-illuminated.

Reason: In order that the Local Planning Authority may ensure that the proposals respond positively to the inherent historic interest of the Grade II Designated Heritage Assets and the inherent character of the designated Clitheroe Conservation Area.

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.