

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:** 3/2025/0471  
**DECISION DATE:** 24 September 2025  
**DATE RECEIVED:** 11/06/2025

**APPLICANT:**

Mr Richard Wood  
Holkers Farm  
Whins Lane  
Read  
BB12 7RB

**AGENT:**

Mr Jonathan Ratter  
JWRC Conservation  
23 West Street  
Morecambe  
LA3 1RB

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**PARTICULARS OF PROPOSED WORKS:** Listed Building Consent for repairs and alterations including re-pointing, removal of modern fireplaces and removal of WC compartment.

**AT:** Holkers Farm Whins Lane Read BB12 7RB

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 specifically stated in any other condition hereby attached the development shall relate to the details as shown on the following plans and documents:

1:1250 Location Plan  
1:500 Existing and Proposed Site Plan 218-02  
1:50 Proposed Front Elevation 318-15  
1:50 Proposed Rear Elevation 318-16  
1:50 Proposed Side Elevations 318-17 Revision A  
1:50 Proposed Ground Floor Plan 318-13 Revision A  
1:50 Proposed First Floor Plan 318-14  
1:2 & 1:20 First Floor Front Window Details 318-18  
Heritage Statement dated May 2025

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

3 For the avoidance of doubt, the two ground floor windows on the front (southern) elevation shall be repaired and retained and not removed.

Reason: In order that the Local Planning Authority may ensure that the historic fabric is retained in order to safeguard the special architectural and historic interest of the listed building.

- 4 Upon the decommissioning of the boiler hereby approved to be installed, all associated pipework together with the boiler itself shall be removed.

Reason: In order that the Local Planning Authority may ensure that the historic fabric is retained in order to safeguard the special architectural and historic interest of the listed building.

- 5 The re-rendering of the gable wall shall be undertaken in strict accordance with the Mortar Mix and Method Statement submitted on 25th August, 2025 with the mortar mix being 1:3 quicklime and implemented in accordance with the approved specification and methodology.

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, the character and appearance of the area.

- 6 The proposed replacement of the C20 windows shall be undertaken in strict accordance with the submitted details shown on First Floor Front Window Details Drawing no. 318-18.

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 that the detailed design of the proposal is appropriate to the locality.

**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.