

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: 3/2025/0508
DECISION DATE: 24 October 2025
DATE RECEIVED: 04/07/2025

APPLICANT:

Mr Heys
Whinney Lane Barn
Whinney Lane
Mellor
Blackburn
BB2 7EH

AGENT:

Mr Charles Stanton
Stanton Andrews Architects
44 York Street
Clitheroe
BB7 2DL

PARTICULARS OF PROPOSED WORKS: Listed Building Consent for conversion of an existing barn to create a dwelling. Internal and external alterations to include creation of first floor, insertion of rooflights, doors and windows.

AT: Lower Reaps Farm Whinney Lane Mellor BB2 7EL

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 shall be commenced before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended 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 in the following plans and documents:

- Amended Location Plan drawing ref: ex.00 Rev C (received 21 October 2025)
- Amended Proposed Site and Landscaping Plan drawing ref: pl.10 Rev H (received 23 October 2025)
- Amended Proposed Floorplan drawing ref: pl.11 Rev F (received 23 October 2025)
- Amended Proposed North and East Elevations drawing ref: pl.12 Rev E (received 23 October 2025)
- Amended Proposed South and West Elevations drawing ref: pl.13 Rev F (received 23 October 2025)

- PWA Structural Appraisal of Main Barn dated January 2025
- Dave Anderson Bat Survey Report and Method Statement European Protected Species (Bats) Reasonable Avoidance and Mitigation Measures dated 3 June 2025.
- Surface Water and Foul Water Drainage Strategy by Reid Jones partnership dated March 2025.

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 Notwithstanding the submitted plans, the following details, including samples, shall be submitted to and approved in writing by the Local Planning Authority before their use in the proposed development:

- Details of windows door and opening to be in-filled including reveals;
- Details of windows, door and openings to be created;
- 1m x 1m sample panel showing the coursing, stone used and pointing for the re-build of external walls. The name of the stone (if any additional is required) should be provided along with the pointing mix.
- Details of roofing materials;
- Details of external and internal floor surfaces (including colour and texture); and
- Details of rainwater goods (cast iron or aluminium heritage style in black).

The approved details 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 detailed design of the proposal safeguards the special architectural and historic interest of the listed buildings, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

4 All new and replacement windows and doors shall be constructed in timber, of which 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 before their use in the proposed development. The windows shall be flush fitting/rebated in the frame.

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

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 buildings, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

5 Notwithstanding the details shown upon the approved plans, the proposed rooflights and roof glazing features shall be of the Conservation Type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. 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 special architectural and historic interest of the listed buildings, the character and appearance of the area and that the detailed design of the proposal is appropriate to the locality area.

6 Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation of the buildings hereby approved shall have been submitted to and approved by the Local Planning Authority.

For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. 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 is appropriate to the locality and in order to safeguard the special architectural and historic interest of the listed buildings, the character and appearance of the area.

- 7 No development, site clearance/preparation, or demolitions shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

The programme of works should comprise the creation of a record of the house to Level 3 as set out in 'Understanding Historic Buildings' (Historic England 2016), and the farm buildings to level 2/3 (to include cross sections) as set out in Understanding Historic Buildings. It should include full descriptions of the building, inside and out, a drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context.

This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwelling consented being first occupied.

Following recording of the building, prior to any building works taking place, a method statement shall be submitted to and approved by the Local Planning Authority, identifying all features of interest and how these will be incorporated into the scheme.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

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.