

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

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Town and Country Planning Act 1990

LISTED BUILDING CONSENT

**APPLICATION NO:** 3/2025/0565  
**DECISION DATE:** 3 February 2026  
**DATE RECEIVED:** 21/07/2025

**APPLICANT:**

Viva Vivere Ltd  
45 - 47 Whalley Road  
Clitheroe  
BB7 1EE

**AGENT:**

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

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**PARTICULARS OF PROPOSED WORKS:** Listed Building Consent for proposed change of use from light industrial to residential (use class C3) and commercial (use class E(c)(iii)) involving internal and external alterations.

**AT:** 45 - 47 Whalley Road Clitheroe BB7 1EE

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 proposed development 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 scale 1:1250

Amended Proposed Site Plan drawing ref: PL01 Rev D received 15 December 2025  
Amended Proposed Floorplans drawing ref: PL02 Rev D received 17 December 2025  
Amended Proposed Elevations drawing ref: PL05 Rev E received 22 January 2026  
Amended Proposed Elevations drawing ref: PL06 Rev C received 22 January 2026  
Amended Proposed Elevations drawing ref: PL03 Rev C received 2 December 2025  
Amended Proposed Details drawing ref: PL08 Rev A received 22 January 2026  
Proposed Sections drawing ref: PL07 Rev A

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

- 3 Notwithstanding the approved plans, prior to their installation, a specification for the colour of any new proposed windows shall be submitted to and approved in writing by the Local Planning Authority, and the new windows shall be installed in accordance with the approved colour details. All remaining external materials of construction shall be implemented in accordance with the details outlined on the approved plans.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area, as well as to preserve the special interest of the designated heritage asset. in accordance with Key Statement EN5 of the Ribble Valley Core Strategy and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

- 4 The development shall be implemented in strict accordance with the works specification/methodology dated 11 July 2025.

Reason: To ensure the proposed development would not result in any adverse impact to the designated heritage asset in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy.

**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.