

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2025/0585

**DECISION DATE:** 12 December 2025

**DATE RECEIVED:** 22/09/2025

**APPLICANT:**

Mr Mark Ferris  
Your Housing Group  
Birchwood Park  
602 Aston Avenue  
Risley  
Warrington  
WA3 6ZN

**AGENT:**

Mr Bernie McNeill  
Halsall Lloyd Partnership  
98 Duke Street  
Liverpool  
L1 5AG

**DEVELOPMENT  
PROPOSED:**

Planning Permission for: addition of lead flashing under existing coping to gable; replacement/repair of lead flashing to chimney; repair of render to gable; repair/replacement of verge copings on gable; repointing of exposed brickwork around quoins; cleaning and maintenance of gutters, downpipes, valleys; repair of soil vent roof flue outlet; new bathroom extractor fan vented through airbrick; localised slate repair/replacement; upgrading loft insulation; provision of positive ventilation units to first floor units; replacement windows; repair/localised replacement to plaster, timber skirtings, door frame and architraves;

**AT:** Flats 1-4 Alms House Stydd Lane Ribchester PR3 3YQ

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents 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 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 on drawings:

- Location Plan drawing ref: 3184\_L\_03\_V02
- Proposed Site Plan drawing ref: 3184\_L\_06\_V01
- Chimney Flashing Works Flats 1 and 3 drawing ref: 3184\_D\_03\_V01
- Chimney Flashing Works Flats 2 and 4 drawing ref: 3184\_D\_01\_V01
- Amended Design & Access Statement (received 17 November 2025)
- Amended Heritage Statement (received 17 November 2025)
- Amended Internal Works drawing ref: 3184\_D\_05\_V01-A (received 17 November 2025)
- Letter and Render Specification (received 17 November 2025)
- Amended Method Statement For Gable Flats 1 and 3 drawing ref: 3184\_D\_04\_V01-A (received 17 November 2025)
- Amended Method Statement For Gable Flats 2 and 4 drawing ref: 3184\_D\_02\_V01-A (received 17 November 2025)
- Amended Proposed Floorplans and Elevations drawing ref: 3184\_L\_-2\_V01-A (received 17 November 2025)
- Spiral Sprung Sliding Sash Window Detail drawing ref: 3184\_D\_08\_V01
- Traditional Weighted Sliding Sash Window Detail drawing ref: 3184\_D\_07\_V01
- Amended Traditional Flush Casement Window details drawing ref: 3184\_D\_09\_V01 (received 12 December 2025)
- Window Schedule drawing ref: 3184\_D\_06-V01-A

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 hereby approved.

3. Notwithstanding the submitted details, prior to their installation, precise specifications and samples of any new slates and external brickwork to be implemented, as well as confirmation of the colour of all new windows to be installed within the development hereby approved shall be 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 materials to be used are appropriate to the locality and respond positively to the inherent character of the area and are appropriate to the designated heritage asset.

4. The development shall be implemented in strict accordance with the specification of works outlined in the amended Design & Access Statement received 17 November 2025).

Reason: To preserve the significance of the designated heritage asset, in accordance with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy and the requirements of Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the National Planning Policy Framework.

5. Prior to the commencement of development, details including the specification and location of at least 1 no. bird and 1 no. bat box to be located on either a retained tree within the site or to the rear of the building, as identified within the Bat Nocturnal Surveys shall be submitted to and approved in writing by the Local Planning Authority and shall be made available prior to the commencement of works and retained in situ.

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 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.
5. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on [PROW@lancashire.gov.uk](mailto:PROW@lancashire.gov.uk), quoting the location, district and planning application number, to discuss their proposal before any development works begin.

*Nicola Hopkins*

**NICOLA HOPKINS**  
**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

### **Notes**

#### **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.