

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

PLANNING PERMISSION

APPLICATION NO: 3/2025/0643

DECISION DATE: 07 November 2025

DATE RECEIVED: 10/09/2025

APPLICANT:

Mr and Mrs D Norris
41 Dilworth Lane
Longridge
Preston
PR3 3ST

AGENT:

Mr Peter Bamber
PGB Architectural Services Ltd
12 Glen Avenue
Knowle Green
Preston
PR3 2ZQ

DEVELOPMENT PROPOSED: Planning permission for proposed conversion of Barn 2 within the curtilage of the listed Writtenstone Farmhouse, into ancillary residential accommodation. Works to include insertion/infilling of window and door openings, replacement of cement fibre roofing with slates and engineering operations to include the lowering of the ground level adjacent to the barn.

AT: Barn 2 Writtenstone Farm Writtenstone Lane Longridge PR3 2ZN

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:

- Amended Location Plan scale 1:1250 (received 9 October 2025)
- Block Plan drawing ref: 001
- Amended Proposed Site and Roof Plan drawing ref: 003 Rev B (received 4 November 2025)
- Amended Proposed Plans and Elevations drawing ref: 005 Rev B (received 27 October 2025)
- Amended Proposed Door Details drawing ref: 006 Rev A (received 27 October 2025)
- Amended Proposed Window Details drawing ref: 007 Rev A (received 27 October 2025)
- Archaeological Building Recording (received 5 November 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 hereby approved.

3. Notwithstanding the submitted details, prior to their installation, samples of any new/replacement slates and details identifying the colour/finish of any new windows and doors to be implemented 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 Method Statements and lighting scheme outlined in the 'Heritage Description, Design and Access and Method Statement' document by PGB Architectural Services dated August 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 Section 16 of the National Planning Policy Framework.

5. The development hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the main dwelling known as 'Writtenstone Farm'. The building shall not be used as a separate unit of living accommodation (independent or ancillary) nor be divided by way of sale or sub-letting to form a unit or units of separate residential accommodation.

Reason: To define the scope of the permission and prevent the use of the building for purpose(s) other than those hereby approved.

6. The building shall not be occupied until the drainage works have been completed in accordance with the approved scheme.

For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health and to prevent an undue increase in surface water run-off to reduce the risk of flooding.

7. The development shall be carried out in strict accordance with the measures outlined in the Precautionary Working Method Statement by Knight Sky Ecology dated 17 October 2025.

Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended).

8. During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.

Reason: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.

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, quoting the location, district and planning application number, to discuss their proposal before any development works begin.
6. Any works which will potentially impact birds' nests should be undertaken outside of the main nesting bird season of March to August (inclusive). If this is not possible, any works potentially affecting bird's nests must be preceded by a nesting bird check, undertaken by a suitability qualified ecologist. If an active nest is found, it must be left in-situ until no longer in use. This may potentially delay the works programme.

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.

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· 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.