

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: 3/2025/0757

DECISION DATE: 09 April 2026

DATE RECEIVED: 30/01/2026

APPLICANT:

Duchy of Lancaster
Burleigh House
335-359 Strand
London
WC2R OHS

AGENT:

Poppy Bradburn-Sims
Lewis Surveying Associates
Unit 24A
Cumberland House
St Lukes Road
Kirkby Stephen
Cumbria
CA17 4HT

PARTICULARS OF PROPOSED WORKS: Listed Building Consent for installation of water tabling to gable of house.

AT: Lower Beatrix, Newton Road, Newton, BB7 3BE.

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 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 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details and recommendations therein received by the Local Planning Authority unless prohibited by any other condition.

- Location Plan 1:250 19-Sep-2025
- Existing & Proposed South West Elevation Drawing No: 2815.2E024.004
- Proposed Water Tabling Lead Flashing Detail Drawing No: 2815.2E024.001

Reason: For the avoidance of doubt as the proposal and so that the Local Planning Authority shall be satisfied with the details.

3 The materials to be used on the external surfaces of the development shall be implemented as indicated on the following documents and plans:

- Application Form PP-14184879
- Existing & Proposed South West Elevation Drawing No: 2815.2E024.004
- Proposed Water Tabling Lead Flashing Detail Drawing No: 2815.2E024.001

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 to ensure that the detailed design of the proposal responds positively to the inherent character of the area.

4 All works of the development hereby approved shall be carried out in accordance with the Method Statement as detailed on Existing & Proposed South West Elevation Drawing No: 2815.2E024.004. All works shall be carried out by hand (by tools held in the hand and not by power-driven tools).

Reason: To preserve the special architectural and historic interest of the Listed Building.

5 Notwithstanding otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be carried out in complete accordance with the recommendations detailed on page 15 (Conclusions and Recommendations) of the submitted Ecological Appraisal titled " Bat Building Inspection - Ref: SE/LSRQ012/01" dated December 2025 and carried out by Simply Ecology Limited.

Reason: To protect the bat population from potentially damaging activities and to reduce remove the impact of development on any bats.

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 unless the following apply:

- If this is a decision to refuse planning permission for a householder application or 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.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], 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 this notice.
- 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.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

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.