

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: 3/2025/0983

DECISION DATE: 4 September 2026

DATE RECEIVED: 07/01/2026

APPLICANT:

The Huntroyde Estate
C/o Starkie
Ingham and Yorke
Huntroyde Estate Office
Padiham
Burnley
BB12 7QX

AGENT:

Mrs Danielle Arkwright
DCAD
Stonecroft
East End
Ampleforth
York
YO62 4DA

**PARTICULARS OF
PROPOSED WORKS:**

Listed Building Consent: Externally: Lead work repairs to the junctions of the roof tiles, repair and replace windows which are beyond repair, remove paint and cement render and re-point, re-lay paths and improved surface water management, repair and renew rainwater goods and reinstate historic windows. Internally: new openings in existing walls, form partition walls at first floor, expose and restore existing fire place, install 2 wood burning stoves, mist sprinkler system and retain historic firehood.

AT: Cockshotts Farm School Lane Simonstone BB12 7HR

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 must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 The permission hereby permitted shall be carried out in full accordance with the following submitted plans and details unless prohibited by any other conditions:

Location Plan 1:1250
Proposed Site Plan and Roof Plan PL/456/06
Proposed Ground Floor Plan PL/456/07 Rev B
Proposed First Floor Plan PL/456/08 Rev B
Proposed South and East Elevations PL/456/09
Proposed North and West Elevations PL/456/10
Proposed Box Sash Windows Standard/BS/01
Proposed Casement Details Standard/BS/02
Planning, Design and Access Statement Rev A 18th February 2026
Heritage Impact Assessment dated April 2026

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

- 3 Unless stipulated by another condition this consent shall be carried out in strict accordance with the details set out in the submitted Heritage Impact Assessment submitted as supporting information dated April 2026.

Reason: For the avoidance of doubt and in order to safeguard the special architectural and historic interest and significance of the listed building.

- 4 Notwithstanding the submitted method statement, prior to the commencement of any works, a revised statement shall be submitted to and approved in writing by the Local Planning Authority.

This method statement shall include, but not be limited to:

1. Method of removal of paint from exterior stonework - sand blasting or water blasting or similar is not acceptable as this damages the face of the stonework and historic markings, creating a more porous surface and attracting further dirt build-up.
2. Method of removal of render including protection of historic windows and doors during works.
3. Lime pointing and how work will be protected during setting/curing.
4. Method of unblocking fireplace in kitchen including any structural support required, and how firehood will be protected during the works.
5. Details of protection of firehood during installation of new stove and flue.
6. Method of protection of roof structure including wattle and daub/lath and plaster and firehood during re-roofing works.
8. Details on lime plastering.
9. Details of capping to chimneys.

The development shall then be carried out in accordance with the submitted details.

Reason: For the avoidance of doubt and in order to safeguard the special architectural and historic interest and significance of the listed building.

- 5 Prior to the commencement of any works, a Level 3 recording of the roof structure and an assessment of the interior roof space together with an annotated plan shall be submitted to and approved in writing by the Local Planning Authority.

If full access is not possible from the existing loft hatches then proposals for any limiting opening-up in order to allow for access should be submitted to and agreed in writing by the Local Planning Authority prior to any opening-up works being undertaken.

This assessment shall then inform the protection of the roof and the details of the repairs prior to the removal of any fabric from the roof. The development shall then be carried out in complete accordance with the submitted details.

Reason: For the avoidance of doubt and in order to safeguard the special architectural and historic interest and significance of the listed building.

- 6 All new/replacement windows and doors shall be installed in strict accordance with the submitted details shown on drawing numbers Proposed Box Sash Windows Standard/BS/01 and Proposed Casement Details Standard/BS/02 and shall thereafter be retained in perpetuity.

Glazing bars shall be integral only.

Opening frames for the casement windows shall sit flush within the frame/rebated.

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

- 7 Notwithstanding any indication in the submitted details, any replacement rainwater goods/gutters shall exactly match the existing in terms of materials, detailing and colour.

Reason: In order to ensure that the works are carried out in an appropriate manner and are sympathetic to the historic buildings.

- 8 Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive].

Any removal of vegetation out with the nesting bird season shall be preceded by a pre-clearance check and written confirmation being submitted by a licensed ecologist.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove the impact of development.

- 9 All works shall be undertaken in strict accordance with the recommendation contained within the Preliminary Ecological Appraisal BG24.376 by Brindle & Green dated October 2024.

Reason: To ensure that there are no adverse effects on the favourable conservation status of any species and limit or remove the impact of 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 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.
5. Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK.

The building contractors shall take made aware that solitary roosting bats can be disturbed or exposed beneath roof materials such as roofing slates, timber battens and roofing membranes.

Building contractors shall take additional care when removing fascia boards, verge tiles, ridge tiles, lead flashing and roofing felt..

Timing of works

Avoid removing roofing materials between May & August, remove lower roof tiles, battens & under felt carefully by hand.

Transitional roosts - April -September/October

Feeding roosts - May - November

Maternity roosts - May - August

Satelite roosts - May - August

Mating roosts - September -November

Night roosts - March - November

Day roosts - March - November

Hibernation roosts - October - March

Mating/swarming roosts - August - November

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

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.