

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: 3/2026/0321

DECISION DATE: 30 July 2026

DATE RECEIVED: 04/06/2026

APPLICANT:

Mr G and Mrs A Cottam
83 The Square
Waddington
Clitheroe
BB7 3HZ

AGENT:

Mr A Kinder
AV Town Planning Ltd
Unit 3
31-33 Kenyon Road
Lomeshaye
Nelson
BB9 5SP

**PARTICULARS OF
PROPOSED WORKS:**

Listed Building Consent for proposed change of use of part of the ground floor from retail (Use Class E) to residential use (Use Class C3), replacement of existing shop front with new lean-to extension and internal alterations.

AT: Former Post Office 83 The Square, Waddington, BB7 3HZ.

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 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: -

- Proposed Plans Drawing No: COT/01- Dwg 02

- Proposed Window Detail Drawing No: COT/01- Dwg 03

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

- 3 The materials to be used on the external surfaces of the development as indicated on the Application Form and Proposed Plans Drawing No: COT/01- Dwg 02 shall be implemented as indicated.

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 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 pages 7 and 8 of the submitted Ecological Appraisal titled " Preliminary Bat Roost Assessment Report The Old Post Office, 83 The Square, Waddington, BB7 3HZ" dated 04.06.2026 2026 and carried out by Dave Anderson.

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

- 5 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any subsequent re-enactment, the area indicated as 'Kitchen' on Proposed Plans Drawing No: COT/01- Dwg 02 shall only be used for residential purposes (Use Class C3) in conjunction with the remainder of the dwellinghouse and for no other purpose.

Reason: To define the scope of the permission hereby approved and to ensure that the development remains compatible with the character of the area.

- 6 All works of the development hereby approved shall be carried out in accordance with the methodologies as specified in the Method Statement for New Stone Façade Construction.

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

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.