

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: 3/2026/0559
DECISION DATE: 17 September 2026
DATE RECEIVED: 23/07/2026

APPLICANT:

Mr M and Mrs K Frankish
Thornbers
Slaidburn Road
Waddington
Clitheroe
BB7 3JJ

AGENT:

Mr Charles Stanton
Stanton Andrews Architects
44 York Street
Clitheroe
BB7 2DL

**PARTICULARS OF
PROPOSED WORKS:**

Listed Building Consent for construction of a detached two-car garage within the curtilage of the Grade II Listed Building, demolition of cart shed attached to existing detached outbuilding and associated works including partial exposure of the culverted watercourse and provision of a new entrance.

AT: Thornbers Slaidburn Road Waddington BB7 3JJ

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 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 EX 00 A
Proposed Site Plan and House Elevations PL.01 A
Proposed Garage Plan & Elevations PL.02 A
Tree Protection Plan

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

- 3 The materials to be used on the external surfaces of the development as indicated on the Householder Application Form 3/2026/0559 hereby approved and as contained within the submitted information shall be implemented in 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.

- 4 No works relating to the removal of the cart shed shall be undertaken by the applicant, or their agent or successors in title, until they have secured the creation of a photographic record of the cart shed as set out in 'Understanding Historic Buildings' (Historic England 2016).

This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

These works shall result in the compilation and deposition of a formal report on the works undertaken and the results obtained. The development shall be carried out in accordance with the agreed details. A digital copy of the report shall be placed in the Lancashire Historic Environment Record.

The cart shed shall be removed in strict accordance with the submitted 'Demolition Methodology'.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

- 5 The access arrangements shown on drawing number PL01 A shall be implemented in full and thereafter retained as approved.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework.

- 6 Any gateposts erected at the access shall be positioned a minimum of 5m behind the nearside edge of the highway. The gates shall open away from the highway. All gates and associated mechanisms to be located outside the highway and the gates shall have physical restraints to prevent the gates from opening towards the highway.

Reason : To permit vehicles to pull clear of the carriageway when entering the site and to ensure adequate inter-visibility between highway users when exiting, in the interests of highway safety.

- 7 The access hereby approved, from the highway boundary for a minimum distance of 5m into the site, shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard porous material., not loose aggregate.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

- 8 The development hereby permitted shall be used for purposes incidental to the residential use of the dwelling known as Thornbers and for no other purpose.

Reason: The use of the building as an independent or ancillary use to the host dwelling would require further consideration in this location.

- 9 The replacement planting as indicated on plan 'Tree Protection Plan' shall be implemented in the first planting season following first use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority.

This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

All trees/hedgerow shown as being retained within the approved details shall be retained as such and shall be protected in accordance with the submitted Tree Survey (by Lakeland tree Consultancy) and protected during construction, in accordance with BS5837.

Reason: To ensure the proposal is satisfactorily landscaped and trees/hedgerow of landscape/visual amenity value are retained as part of 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 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.