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| RIBBLE VALLEY BOROUGH COUNCIL | | | |  |  |
| Department of Development | |  |  |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA | | |  |  |  |
| Telephone: 01200 425111 | Fax: 01200 414488 | | Planning Fax: 01200 414487 | |  |
| Town and Country Planning Act 1990 | | |  |  |  |
| LISTED BUILDING CONSENT | | | | | |
| **APPLICATION NO:** | 3/2020/0141 | |  |  |  |
| **DECISION DATE:** | 17 April 2020 | |  |  |  |
| **DATE RECEIVED:** | 13/02/2020 | |  |  |  |
|  | | | | | |
| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr and Mrs Pullen  Grove House  Malt Kiln Brow  Chipping  PR3 2GP | |  |  | | |
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| **PARTICULARS OF PROPOSED WORKS:** | | | Repair and renew, like for like, damaged cast iron guttering/downpipes at front of kitchen and main dwelling. Replacement of black PVC downpipe adjacent to front door with cast iron equivalent. Rationalise arrangement of pipes and hopper above/adjacent to front door to reduce visual impact if possible. Removal of cement based repair mortars with hand tools and repoint worn lime mortar joints to match existing lime mortar using traditional methods. Installation of traditional style glass roofed veranda to side of main dwelling. Installation of a glass roofed link between kitchen and wash house to allow secure dry route between buildings. | | | |
| **AT:** | Grove House Malt Kiln Brow Chipping PR3 2GP | | | | | |
| 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 the permission.  Reason: Required to be imposed pursuant to 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 drawing:  Site layout Rev A  Proposed layout elevations Rev A  Simplicity 6 Veranda  Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent. | | | | | |
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| **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 | | | | | |
| **msotw9_temp0**  **pp NICOLA HOPKINS**  **DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** | | | | | | |