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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:** | 3/2020/0742 | |  |  |  |
| **DECISION DATE:** | 08 January 2021 | |  |  |  |
| **DATE RECEIVED:** | 14/09/2020 | |  |  |  |
|  | | | | | |
| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr M Downey  22 Fairview Drive  Adlington  Chorley  PR6 9SB | |  | Mr Colin Sharpe  Gary Hoerty Associates  Suite 9  Grindleton Business Centre  The Spinney  Grindleton  Clitheroe  BB7 4DH | | |
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| **PARTICULARS OF PROPOSED WORKS:** | | | Single storey extension to garage, increase in roof height of garage and amendment to fenestration details in western facing gable. | | | |
| **AT:** | Mill House 10 Long Buildings Sawley Road Sawley BB7 4LE | | | | | |
| 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 shall relate to the development as shown on Plan Reference:  Dow/982/2902/01 D  Dow/982/2902/02 D  Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans. | | | | | |
| 3 | No development shall take place until the applicant, or their agent or  successors in title, has secured the implementation of a programme of  archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.  Reason: To ensure and safeguard the recording and inspection of matters of  archaeological/historical importance associated with the site. | | | | | |
| 4 | Notwithstanding that shown in the submitted information, precise specifications and samples of walling, roofing, fenestration, door and panel materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.  Reason: In order to safeguard the special architectural and historic interest of the listed building, the setting of listed buildings and the character and appearance of Sawley Conservation Area. This is in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy. | | | | | |
| 5 | Precise specifications (including cross-section drawings) of proposed fenestration, doors and panels shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.  Reason: In order to safeguard the special architectural and historic interest of the listed building, the setting of listed buildings and the character and appearance of Sawley Conservation Area. This is in accordance with Policies DMG1 and DME4 of the Ribble Valley Core Strategy. | | | | | |
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| Relevant planning policy   |  | | --- | |  | | | | | | | |
| **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 | | | | | |
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