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| 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 | | |  | |  |
| PLANNING PERMISSION | | | | | |
| **APPLICATION NO:** | 3/2022/0186 | |  |  |  |
| **DECISION DATE:** | 16 December 2022 | |  |  |  |
| **DATE RECEIVED:** | 18/02/2022 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Damian Hodkinson  Higher Chipping House  Cutler Lane  Chipping  PR3 2SY | |  | Ms Rachel Trend  DWA Architects  Link Business Park  Osbaldwick Link road  Osbaldwick  York  YO10 3JB | | |
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| **DEVELOPMENT PROPOSED:** | | Proposed replacement of windows and gutters, internal repair works, conversion of existing outbuilding into home office space and replacement of outbuilding with new greenhouse. |
| **AT:** | Higher Chipping House Cutler Lane Chipping PR3 2SY | |
| Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s): | | |
|  | 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. | |
|  | Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the following plans:  Site Location and Block Plan SK(00)01 P01  Proposed Site Plan SK(00)02 P02  Proposed Outbuilding Plans and Elevations SK(00)06 P02  Proposed Plans and Elevations SK(00)05 P04  Proposed Window Details SK(00)07 P01  Repair Works to Doors SK(00)09  Reason: For the avoidance of doubt.  P.T.O. | |
|  | Notwithstanding the submitted details, precise details of the new aluminium gutters and any new stone and slate to be used on the external surface of the outbuilding hereby approved for conversion, shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.  Reason: To ensure that the materials are appropriate to conserve the character of the Listed Building. | |
|  | The works involved to repair the internal doors, install a new floor (including the lifting and re-laying of stone flags) and repair and convert the outbuilding shall be carried out in accordance with the methodology outlined in the Design, Access and Heritage Statement (prepared by DWA Architects, Ref 09/12/22) and plan drawing refs: Repair Works to Doors SK(00)09 and Proposed Outbuilding Plans and Elevations SK(00)06 P02 .  Reason: To conserve the historic character of the Listed Building. | |
|  | Details illustrating the reveal of the new windows in relation to the window surrounds (demonstrating consistency with the existing reveals) shall be submitted to and approved in writing by the Local Planning Authority prior to their use in the proposed development. The windows shall be installed in accordance with this approved detail, along with the approved details outlined in the Design, Access and Heritage Statement (prepared by DWA Architects, Ref 09/12/22) and plan drawing refs: Proposed Plans and Elevations SK(00)05 P04 and Proposed Window Details SK(00)07 P01 .  Reason: To conserve the historic character of the Listed Building. | |
|  | The development hereby approved shall be caried out in strict accordance with the mitigation recommendations set out in Section 6.3 of the submitted Bat Survey Report dated 1st September 2022. This mitigation includes, but is not exclusive of:-  - Building demolition works (in respect of the timber barn) should commence either outside the bird nesting period (March to September inclusive), or the works will need to be preceded by a nesting bird check.  - The provision of bat and bird habitat within the site.  Reason: In the interests of ecology to ensure appropriate mitigation is secured. | |
|  | The outbuilding hereby approved for conversion shall not be occupied or used for any other purpose other than those ancillary to the residential use of the dwelling known as Higher Chipping House and shall only be occupied in conjunction with that property.  The outbuilding shall not be used as a separate unit of living accommodation nor be divided by way of sale or sub-letting to form an independent unit.  Reason: The prevent the use of the building as a separately occupied unit that could be injurious to the Listed Building and character of the area.  P.T.O. | |

**Note(s)**

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|  | For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes. |
|  | 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. |
|  | 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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| Nicola Hopkins  **NICOLA HOPKINS**  **DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** |

**Notes**

**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.

· If this is a decision to refuse planning permission, or approve with conditions, a householder 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 to refuse planning permission, or approve with conditions, 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.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. 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. 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. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.