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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 | | |  |  |  |
| LISTED BUILDING CONSENT | | | | | |
| **APPLICATION NO:** | 3/2022/0750 | |  |  |  |
| **DECISION DATE:** | 19 April 2023 | |  |  |  |
| **DATE RECEIVED:** | 31/10/2022 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mrs Laura Airton  Duchy of Lancaster  Lancaster Castle  Castle Grove  Lancaster  LA1 1YN | |  | Mr Luke Goodfellow  Tru Metric  1-2 Cross Street  Preston  PR1 3LT | | |
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| **PARTICULARS OF PROPOSED WORKS:** | | | Proposed works to take down and rebuild portions of barn walls and re-roof as the existing timber structure is rotten in places. All works to be carried out on a like-for-like basis. | | | |
| **AT:** | Barn 2 Dinkling Green Farm Little Bowland Road Chipping BB7 3BN | | | | | |
| 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 | 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:  - Block Plan Dwg no AG22/0225 05  - Proposed remedial works - plans 4662-21 Dwg no 01  - Proposed remedial works - elevations 4662-21 Dwg no 02  - Proposed remedial works - elevations 4662-21 Dwg no 03  Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.  P.T.O. | | | | | |
| 3 | Prior to the commencement of any of the works hereby approved (apart from any emergency works required to make the structure safe, as confirmed by a qualified structural engineer with a report available for inspection by the Local Planning Authority on request) precise specifications or samples of all replacement external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be implemented within the development in strict accordance with the approved details.  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(s) and to ensure that the detailed design of the proposal responds positively to the inherent character of the area. | | | | | |
| 4 | Prior to the commencement of any of the works hereby approved (apart from any emergency works required to make the structure safe, as confirmed by a qualified structural engineer with a report available for inspection by the Local Planning Authority on request) section details at a scale of not less than 1:20 of each elevation shall have been submitted to and approved in writing by the Local Planning Authority.  For the avoidance of doubt the sections shall clearly detail any and all eaves, guttering/rain water goods, soffit/overhangs and window/door reveals and the proposed window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.  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. | | | | | |
| 5 | Prior to the commencement of any of the works hereby approved (apart from any emergency works required to make the structure safe, as confirmed by a qualified structural engineer with a report available for inspection by the Local Planning Authority on request) a method statement is to be submitted and approved in writing by the Local Planning Authority which shall include the following:  - details for removal and rebuilding of any external walls,  - details for the removal and any potential re-use/reinstatement of internal trusses including treatment details and safe storage  - details for storage of any materials to be re-used  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. | | | | | |
| 6 | Prior to the commencement of the development (including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal) a copy of a European Protected Species Mitigation Licence is to be submitted to and approved in writing by the Local Planning Authority.  The actions, methods & timings included in the mitigation measures identified and the conditions of the Licence shall be fully implemented and adhered to throughout the construction phase and lifetime of the development thereafter.  Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended), in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.  P.T.O. | | | | | |
| 7 | Prior to the commencement of the development (including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal), a mitigation strategy to include:  - a program of exclusion  - precise specifications, locations and the timings for the installation of 3no. interim bat boxes  - details of in-situ retention of roosts, including provision of crevice roosts similar to the existing gaps  as recommended within Chapter 5 of the submitted Bat Survey (reference SE AGBQ002/01) shall be submitted to and approved in writing by the Local Planning Authority.  Thereafter the development shall be carried out in strict accordance with the approved details including the agreed timings for installation and duration for retention of the interim bat box provision.  Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development. | | | | | |
| 8 | Prior to the commencement of the development (including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal), the applicant or their agent or successors in title shall secure the implementation of a programme of building recording, analysis and reporting work. 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. The programme of works should comprise the creation of a Photographic Record of the building as detailed in "Understanding Historic Buildings" (Historic England 2016). The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record.  Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site. | | | | | |
| **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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| 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.

· 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.