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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:** | 3/2022/0834 | |  |  |  |
| **DECISION DATE:** | 14 December 2022 | |  |  |  |
| **DATE RECEIVED:** | 06/09/2022 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Peter Baker  Crow Trees Barn  Chatburn  Lancs  BB7 4AA | |  | Mr James Lawson  LMP Architects  213 Preston Road  Whittle-le-Woods  Chorley  PR6 7PS | | |
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| **DEVELOPMENT PROPOSED:** | | Proposed conversion of existing buildings to ancillary accommodation. |
| **AT:** | Crow Trees Barn Chatburn Lancashire BB7 4AA | |
| 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 hereby permitted shall be commenced before the expiration of three years from the date of this permission.  Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended 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 proposals as detailed on drawings:  Location Plan 22/018/L01  Proposed Site Layout 22/018/P01  Proposed Floor Plans & Elevations 22/018/P02 A  Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.  P.T.O. | |
|  | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) there shall be no further alterations to the building(s) hereby approved for conversion (such as the insertion of any window or doorway or roof alteration) other than those alterations shown on the approved plans, without the formal written permission of the Local Planning Authority.  Reason: In order to ensure a satisfactory form of development which conserves the significance of designated heritage assets and in the interests of residential amenity. | |
|  | The external alterations hereby approved shall be carried out in accordance with the approved details / materials, namely new timber windows (as indicated on the approved plan), new oak coloured composite door (as indicated on the approved plan and application form) and new conservation rooflights (as indicated on the approved plan and application form). Any repaired or replacement window, door or rooflight shall match the details (including materials) hereby approved.  Reason: In order to ensure a satisfactory form of development which conserves the significance of designated heritage assets. | |
|  | Notwithstanding details shown upon the approved plans, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting. The development shall thereafter be carried out in strict accordance with these details. Any repaired or replacement rooflight shall be in accordance with this detail hereby approved.  Reason: In order to ensure a satisfactory form of development which conserves the significance of designated heritage assets. | |
|  | The development hereby approved shall be caried out in strict accordance with the mitigation recommendations set out in the submitted Preliminary Survey and Assessment Section 5 and Appendix 6 dated 28th May, 2022 in order to avoid, cancel or reduce negative effects of the development on protected species/roost/habitat. This mitigation includes, but is not exclusive of:-   * The requirement for a repeat survey if building works have not commenced by 1st June 2023, the findings of which shall be submitted to and approved in writing by the Local Planning Authority along with any additional mitigation measures identified as being required; * The provision of bat boxes and bird nest boxes within the site, which shall thereafter remain within the site in perpetuity.   Reason: In the interests of ecology to ensure appropriate mitigation is secured.  P.T.O. | |
|  | No removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive]  Any removal of vegetation shall be submitted to and agreed by the Local Planning Authority in writing together with suitable replacement planting prior to being undertaken.  Reason: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove the impact of development | |
|  | The annex hereby approved shall not be occupied or used for any other purpose other than those ancillary to the residential use of the dwelling known as Crow Trees Barn and shall only be occupied in conjunction with that property.  The annex shall not be used as a separate unit of living accommodation nor be divided by way of sale or sub-letting to form a unit or units of separate residential accommodation.  Reason: The prevent the use of the building(s) as a separately occupied unit that could be injurious to the amenities of the neighbouring occupiers and to the character of the area. | |

**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.