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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:** | 3/2022/0884 |  |  |  |
| **DECISION DATE:** | 12 May 2023 |  |  |  |
| **DATE RECEIVED:** | 20/09/2022 |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr S StansfieldStrathavenWhalley RoadBillingtonBB7 9LG |  | Mrs Judith DouglasJudith Douglas Town Planning Ltd8 Southfield DriveWest BradfordClitheroeBB7 4TU |
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| **PARTICULARS OF PROPOSED WORKS:** | Listed Building Consent for the change of use from public house with bar serving food and living accommodation to public house with bar serving food, cafe and B&B accommodation, associated extension and alterations to the building. Construction of three one-bed holiday apartments, managers accommodation, alterations to vehicle access and landscaping. |
| **AT:** | Duke of York Inn Grindleton Brow Grindleton BB7 4QR |
| 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:5977-E00: Location Plan5977-P20 C: Proposed Site Plan5977-P21 B: Proposed Plans5977-P22 B: Proposed Elevations5977-P23 C: Proposed Plans and Elevations5977-P24 B: Existing and Proposed Site SectionsReason: For the avoidance of doubt and to clarify which plans are relevant to the consent.P.T.O. |
| 3 | Notwithstanding the submitted details, precise specifications and samples of walling and roofing materials including details of all proposed window and door surrounds, jambs, mullions, sills and heads to be implemented within the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. 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 materials to be used are appropriate to the locality and respond positively to the inherent character of the area. |
| 4 | Precise specifications of proposed windows and doors including elevations cross - sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation. The approved windows shall be implemented within the development in strict accordance with the approved details and thereafter retained.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), the character and appearance of the conservation area 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 the development section details at a scale of not less than 1:20 of each elevation of the proposed 'New Accommodation' building shall have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rainwater 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 and external appearance of the proposal is appropriate to the locality and responds positively to the inherent character of the area. |
| 6 | Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. 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 does not undermine the character and appearance of the area and to ensure that the proposed roof-lights to be installed respond positively to the inherent character of the existing building. |
| 7 | Prior to their installation details of a scheme for any external building or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated. The lighting schemes(s) be implemented in accordance with the approved details.Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development. P.T.O. |
| 8 | No development, demolition or site preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological investigation and recording works. 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. This programme of works should comprise: i. The creation of a level 2-3 record of the inn as set out in 'Understanding Historic Buildings' (Historic England 2016); and ii. The holding of a formal watching brief during all opening up and alteration works to any pre-1900 elements of the extant building; and iii. The holding of a formal archaeological watching brief on all ground disturbance associated with the development. These works should be undertaken by an appropriately experienced and qualified professional contractor to the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA). A formal report on the works undertaken and the results obtained shall be compiled and submitted to the Local Planning Authority and the Lancashire Historic Environment Record prior to the buildings consented being first brought into use or at a date otherwise agreed in writing. The development shall be carried out in accordance with the agreed details.Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building. |
| **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** |
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**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.