

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

REFUSAL OF LISTED BUILDING CONSENT

APPLICATION NO: 3/2015/0445

DECISION DATE: 03 July 2015

DATE RECEIVED: 08/05/2015

APPLICANT:

Mr Andre Gardiner
Newton House
Slaidburn Road
Newton
BB7 3DZ

AGENT:

Mr Ivan Wilson
Waterloo Mill
Waterloo Road
Clitheroe
BB7 1LR

PARTICULARS OF PROPOSED WORKS:

Proposed first floor en-suite bathroom. New SVP on rear elevation to connect to existing soil drainage.

AT: Newton House Slaidburn Road Newton BB7 3DZ

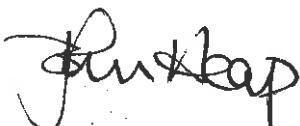
Ribble Valley Borough Council hereby give notice that **Listed Building Consent has been refused** for the execution of the works referred to above for the following reason(s):

- 1 The proposed SVP and roof installed bathroom extractor fan would be visually intrusive and conspicuous modern additions to a very prominent and otherwise minimally detailed elevation of the listed building and harmful to the special architectural and historic interest of the listed building, the setting of nearby listed buildings and the character and appearance of Newton Conservation Area.

This is contrary to the National Planning Policy Framework Paragraph 17 (conserve heritage assets in a manner appropriate to their significance), Paragraph 131 (development sustaining and enhancing the significance of heritage assets and positively contributing to local character and distinctiveness) and Paragraph 132 (great weight to conservation) and Policies DME4 and DMG1 of the Ribble Valley Core Strategy (adopted version).

Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.
- 2 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.



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES