

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: 3/2020/0853

DECISION DATE: 17 June 2021

DATE RECEIVED: 05/01/2021

APPLICANT:

Mr and Mrs Adam Bennett
Lovely Hall
Lovely Hall Lane
Copster Green
Lancashire
BB1 9EQ

AGENT:

Mr Gary Dearden
PPY Design Ltd
2 Helmshore Road
Holcombe Village
Bury
BL8 4PA

PARTICULARS OF PROPOSED WORKS: Reroofing of existing building and installation of one en suite shower room. Listed building consent sought.

AT: Lovely Hall Lovely Hall Lane Salebury Lancashire BB1 9EQ

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 Buildings and Conservation Areas) Act 1990.

2 Precise specifications of proposed repairs (informed by roof structure condition surveys) to the roof timber structure shall have been submitted to and approved by the Local Planning Authority before their implementation.

Reason: In order to safeguard the special architectural and historic interest of the listed building.

3 Precise specification and justification of any proposed woodworm treatment shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.

Reason: In order to safeguard the special architectural and historic interest of the listed building.

4 Precise specifications and samples of any new roof cover materials shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order to safeguard the special architectural and historic interest of the listed building.

- 5 Roof timber structure repair works shall not be implemented until the applicant, or their agent or successors in title, has secured the implementation of the archaeological recording of the relevant historic fabric, specifications for which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

- 6 No part of the development hereby granted consent shall be commenced until a European Protected Species Licence has been issued by Natural England. The licence shall comply with the bat licence method statement dated 10th of June 2021 and include all the of the mitigation and compensation strategy details identified in the method statement, including timetable of works.

A copy of the approved licence shall be submitted to the local planning authority and the supervising licensed ecologist.

Reason: To ensure that there are no adverse effects on the favourable status of a bat population and to protect the bat population from damaging activities and reduce or remove the impact of development. In accordance with Policy DME3 of the Ribble Valley Core Strategy.

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
- Lancashire County Council Archaeology consider a 'rolling programme' of survey and the recording of historic fabric to be repaired to be sensible. It is suggested that specification for this (in written schemes for investigation) might relate to such matters as drawings of trusses, purlins, wall-plates, etc., photos to illustrate and description to HE 2016 level 3.

Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org/whoseWho/>.

John Machole

pp 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/planning-inspectorate>. 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.