

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

LISTED BUILDING CONSENT

APPLICATION NO: 3/2020/0295

DECISION DATE: 09 October 2020

DATE RECEIVED: 12/05/2020

APPLICANT:

Mr and Mrs Fildes
C/o Agent

AGENT:

Mr Lee Greenwood
Smith and Love Planning Consultants
Rational House
32 Winckley Square
Preston
PR1 3JJ

PARTICULARS OF PROPOSED WORKS: Proposed conversion of detached barn to create single dwelling with associated parking and curtilage.

AT: Town Farm Main Street Pendleton BB7 1PT

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 The permission shall relate to the development as shown on Plan Reference:

TF/LP/PR/02

TF/LP/PR/06A

(TF/PG/PROP.08

Site plan (22/7/20)

- 3 Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

- 4 No part of the development or demolition of buildings shall take place until an updated protected species survey of the barn for the presence of bats has been carried out during the optimum period May to September, the details of which shall be submitted in writing to the local planning authority and include any mitigation measures required.

Reason

To ensure that there are no adverse effects on the favourable conservation status of a bat population

To protect the bat population from damaging activities and reduce or remove the impact of development

To comply with Policy DME3 of the Ribble Valley Core Strategy Adopted Version.

- 5 Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK.

The building contractors shall take made aware that solitary roosting bats can be disturbed or exposed beneath roof materials such as roofing slates, timber battens and roofing membranes.

Building contractors shall take additional care when removing fascia boards, verge tiles, ridge tiles, lead flashing and roofing felt..

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason

To ensure that in the event that any bats are present there will be no adverse effects on the favourable conservation status of a bat population

In the event that any bats are present they will be protected from the damaging activities and reduce or remove the impact of development.

To comply with Policy DME3 of the Ribble Valley Core Strategy Adopted Version.

- 6 Details of the proposed removal of the brick extension shall have been submitted to and approved by the Local Planning Authority before implementation in the proposed works.

This work shall have been implemented before first occupation of the dwelling.

Reason : In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

- 7 Precise specifications of windows, doors, flue pipe, rooflights , render removal (method statement) and any proposed underpinning shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : The proposals are schematic in respect to the above items.In accordance with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

Relevant planning policy

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



**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**