

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

LISTED BUILDING CONSENT

APPLICATION NO: 3/2020/0662

DECISION DATE: 01 October 2020

DATE RECEIVED: 10/08/2020

APPLICANT:

Mr and Mrs Capstick
Major House
12 Church Street
Clitheroe
BB7 2DG

AGENT:

Mr R Maudsley
Sunderland Peacock Associates
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

PARTICULARS OF PROPOSED WORKS: Internal alterations to relocate the existing kitchen and living space in addition to part removal of existing internal walls

AT: Major House 12 Church Street Clitheroe BB7 2DG

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 works for which Listed Building Consent is hereby granted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 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:

Location Plan 5927-E00
Existing Plans 122 EX01
Existing Elevations 122 EX02
Proposed Plans 5927 - P01 Rev A

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

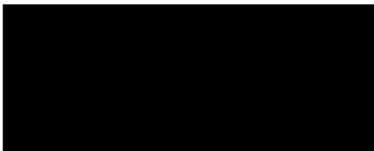
- 3 The materials to be used for the development hereby approved shall be implemented as indicated within the submitted application.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the character of the listed building.

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**