

LB APPROVAL 2021/0093.

Rossendale Borough Council

APPLICATION FOR LISTED BUILDING CONSENT

Planning (Listed Building and Conservation Areas) Act 1990

Applicant Name: Mr & Mrs C And J Herrifield & Stone

Notice Recipient: Mr Steven Hartley
Swallow Barn
Hurst Lane
Rawtenstall
Rossendale
BB4 8TB

Part 1 – Particulars of Application:

Date Received: 12th February 2021

Application Number: 2021/0093

Proposed Works: Listed Building Consent: Alterations to 3 - 5 Yate Cottages

Location: 3 - 5 Yate Cottages Lumb Lane Whitewell Bottom

Following consideration of the application in respect of the proposal outlined above, it was resolved to **GRANT PLANNING PERMISSION** for the following reasons:-

SUMMARY REASON FOR APPROVAL

The proposed will have an acceptable impact on the character of the Listed Building and is therefore in accordance with Policy 16 of the Council's adopted Core Strategy and paragraph 197 of the National Planning Policy Framework (2021).

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development shall be carried out in accordance with the following plans and documents unless otherwise required by the conditions below:

- Application form received 12/02/2021
- Location Plan received 12/02/21
- Proposed Plan YC-28-01-21-PROP received 28/06/2021
- Heritage Statement received 29/06/2021

Reason: To protect the special character of the listed building.

3. Any repairs to the stonework on the rear elevation, required as a result of the proposed works shall use stone which matches like for like the stone forming the existing elevation of the property.

Reason: To protect the special character of the listed building.

INFORMATIVES

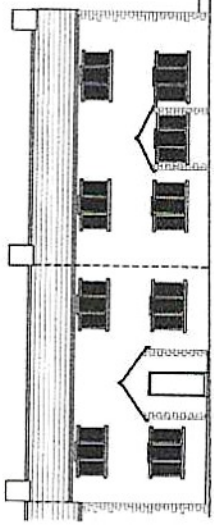
1. Listed building consent and/or planning permission is required for any alterations which would affect the character of the listed buildings, including the installation of any additional fittings and fixtures, the creation or alteration to any boundaries including walls and fences, the erection of any outbuildings, extensions or lean-tos and internal and external alterations that are not included with this permission.

Date: 26.07.2021

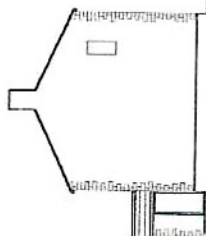
Signed: L.Ashworth

Development Control
First Floor
The Business Centre
Futures Park
Bacup
OL13 0BB

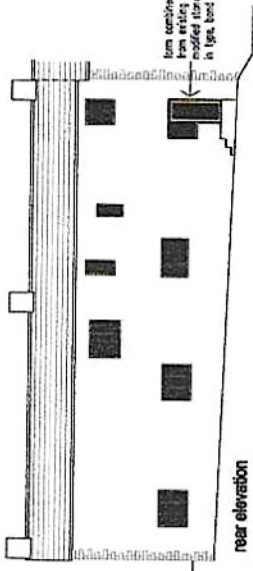
Lauren Ashworth
Principal Planning Officer



front elevation facing south east

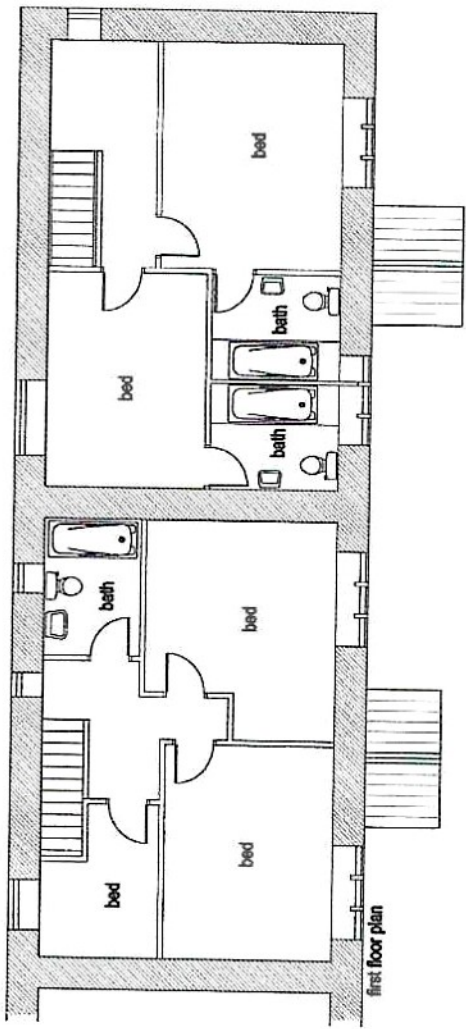


side elevation

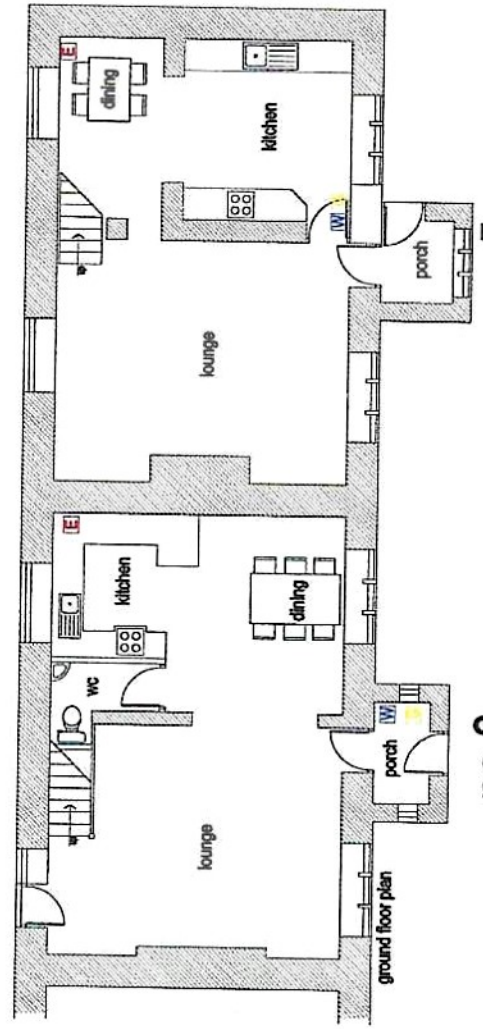


rear elevation

from combined door/window opening
 in existing structure to match existing
 in light, base and pointing fabric



first floor plan



ground floor plan

as proposed

plan associated with listed building consent
 application for minor internal and external
 alterations at

3 + 5 Yate Cottages
Lumb Lane
Waterfoot
Rossendale

scale 1:100 1:50 @ A1



drawing number YC-28-01-21-PROP

Reed Corbett Associates Building Design and Planning Consultants
 214 Barnsley Road Eccup Lanecliffe
 01703 873000