



26 SEP 2011		For office use only
FOR THE ATTENTION OF		Application No: 320110782 P
		Date received
		Fee paid £
		Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for listed building consent for alterations, extension or demolition of a listed building  
Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting [www.planningportal.gov.uk/apply](http://www.planningportal.gov.uk/apply)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address	2. Agent Name and Address
Title: Mr First name: N. G. G.	Title: M First name: J. H.
Last name: STARKIE	Last name: STAPLES
Company (optional):	Company (optional): INGHAM + YORKE
Unit: House number: House suffix:	Unit: House number: House suffix:
House name: C/O INGHAM + YORKE	House name: HUNTRONDE ESTATE OFFICE
Address 1:	Address 1: RADHAM
Address 2:	Address 2: BURNLEY
Address 3:	Address 3:
Town:	Town:
County:	County: LANCASHIRE
Country:	Country:
Postcode:	Postcode: BB12 7QY

**3. Description of Proposed Work**

Please describe the proposals to alter, extend or demolish the listed building(s):

- TO TAKE DOWN UNSAFE RETAINING WALL TO THE CORNER OF STOCK COTTAGE GARDEN, AND REBUILD TO MATCH EXISTING (MARKED BLUE ON PLAN)
- TO TAKE DOWN RETAINING WALL FRONTING WISWELL LANE, ADJOINING STOCK COTTAGE, BUILD CONCRETE BLOCK BEHIND THE REBUILD EXISTING TO MATCH ORIGINAL ON FRONT FACE (MARKED RED ON PLAN)

**3. Description of Proposed Work (continued)**

Has the work already started without consent?  Yes  No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent?  Yes  No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

**4. Site Address Details**

Please provide the full postal address of the application site

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference (must be completed if postcode is not known):

Easting:  Northing:

Description:

**5. Related Proposals**

Are there any current applications, previous proposals or demolitions for the site?  Yes  No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number
REMOVAL OF TREES & REPLANTING A HEDGE	3/2011/035

**6. Pre-application Advice**

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):   
(must be pre-application submission)

Details of pre-application advice received?

**7. Neighbour and Community Consultation**

Have you consulted your neighbours or the local community about the proposal?  Yes  No

If Yes, please provide details:

**8. Authority Employee / Member** *- see attached letter*

With respect to the Authority, I am: Do any of these statements apply to you?  
 (a) a member of staff  Yes  No  
 (b) an elected member  Yes  No  
 (c) related to a member of staff  Yes  No  
 (d) related to an elected member  Yes  No

If Yes, please provide details of the name, relationship and role

# INGHAM & YORKE

Chartered Surveyors & Land Agents

320110782P

4082  
CB

HUNTIROYDE ESTATE OFFICE  
PADIHAM, BURNLEY, LANCASHIRE. BB12 7QX  
Tel: 01282 771024 Fax: 01282 774577 Email: info@inghamandyorke.co.uk

Our ref: JHS/SMG/H46  
Your ref: 978

10<sup>th</sup> October 2011

Mrs L Blatchford  
Technical Admin Assistant  
Planning Department  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe BB7 2RA



Dear Mrs Blatchford

## Stork Cottage – Pendleton

With reference to your email of the 27<sup>th</sup> September I respond on the points raised as follows:

Question 8 on the form – the answer is ‘No’.

Attached is a clearer location plan with red edge over the length of wall in this application, and blue for applicant’s ownership. For the purpose of this application the site plan and location plan are one and the same.

Three set of photos of the existing wall are attached, which clearly show the unsafe condition of the wall relative to the highway.

With regard to the structural assessment it can be clearly seen in the attached photos the condition of the wall. The top two photos on the first sheet relate to the boundary wall of Stork Cottage, in the four meters north of the corner photo 1 shows the displacement failure and photo 2 a vertical crack. The next six photos show the retaining wall on Wiswell Lane and each clearly show bulges, missing stone and areas of collapse. Therefore as on assessment of structural conditions the walls are in need of taking down back to where they are sound then rebuilding to match in with the existing. The rebuilding works will also involve cutting back the surcharge of soil, plus the removal of the trees (for which a separate application has been submitted).

The Heritage statement is also attached.

I trust the above and enclosed provide you with the complete information required to enable you to process this application.

Yours sincerely

John Staples  
for Ingham & Yorke  
email: John.Staples@inghamandyorke.co.uk

Encs.



Also at Littlemoor, Clitheroe, Lancashire BB7 1HG  
Tel: 01200 423655

AGENTS TO AGRICULTURAL MORTGAGE CORPORATION

R M CORNISH B.Sc., F.R.I.C.S.; J H STAPLES M.R.I.C.S., F.A.A.V.; C S E YORKE B.Sc. M.R.I.C.S.;  
B R RYCROFT, F.R.I.C.S., F.A.A.V.; P J BISHOP M.R.I.C.S.  
Consultants: R M PARKINSON B.Sc. F.R.I.C.S.; E MILLER F.R.I.C.S.



Certificate No 2739

**9. Materials**

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof covering			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chimney			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows			<input checked="" type="checkbox"/>	<input type="checkbox"/>
External doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceilings			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal walls			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rainwater goods			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g fences, walls)	RANDOM LIMESTONE BLOCK MORTARED RETAINING WALL	AS EXISTING WITH CONCRETE WALL BEHIND & NOT VISIBLE	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (add description)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted drawings or plans?  Yes  No

If Yes, please state plan(s)/drawing(s) references:

**10. Demolition**

Does the proposal include the partial or total demolition of a listed building?  Yes  No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building:  Yes  No
- b) Demolition of a building within the curtilage of the listed building:  Yes  No
- c) Demolition of a part of the listed building:  Yes  No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)	

Please provide a brief description of the building or part of the building you are proposing to demolish:

BOUNDARY RETAINING WALL

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

WALL HAS MOVED AND CRACKED LIABLE TO COLLAPSE ONTO THE PUBLIC HIGHWAY, SO IS AN UNSAFE STRUCTURE

**11. Listed Building Alterations**

Do the proposed works include alterations to a listed building?  Yes  No

If Yes, do the proposed works include: (you must answer each of the questions)

- a) Works to the interior of the building?  Yes  No
- b) Works to the exterior of the building?  Yes  No
- c) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?  Yes  No
- d) Stripping out of any internal wall, ceiling or floor finishes (e.g plaster, floorboards)?  Yes  No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

**12. Listed Building Grading**

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

- Grade I  Ecclesiastical Grade I
- Grade II\*  Ecclesiastical Grade II\*
- Grade II  Ecclesiastical Grade II
- Don't know

**13. Immunity From Listing**

Has a Certificate of immunity from Listing been sought in respect of this building?

- Yes
- No
- Don't know

If Yes, please provide the result of the application:

**14. Certificates (continued)**

**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

**Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

**15. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North:

The original and 3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable):

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

**16. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

Or signed - Agent:

*Leslie + Co*

Date (DD/MM/YYYY):

*22/09/2011*

(date cannot be pre-application)

**17. Applicant Contact Details**

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address (optional):

**18. Agent Contact Details**

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address (optional):

**19. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)  Agent  Applicant  Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

**14. Certificates**

One Certificate A, B, C, or D, must be completed with this application form

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A**

**Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:




**CERTIFICATE OF OWNERSHIP - CERTIFICATE B**

**Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:




**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

**Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

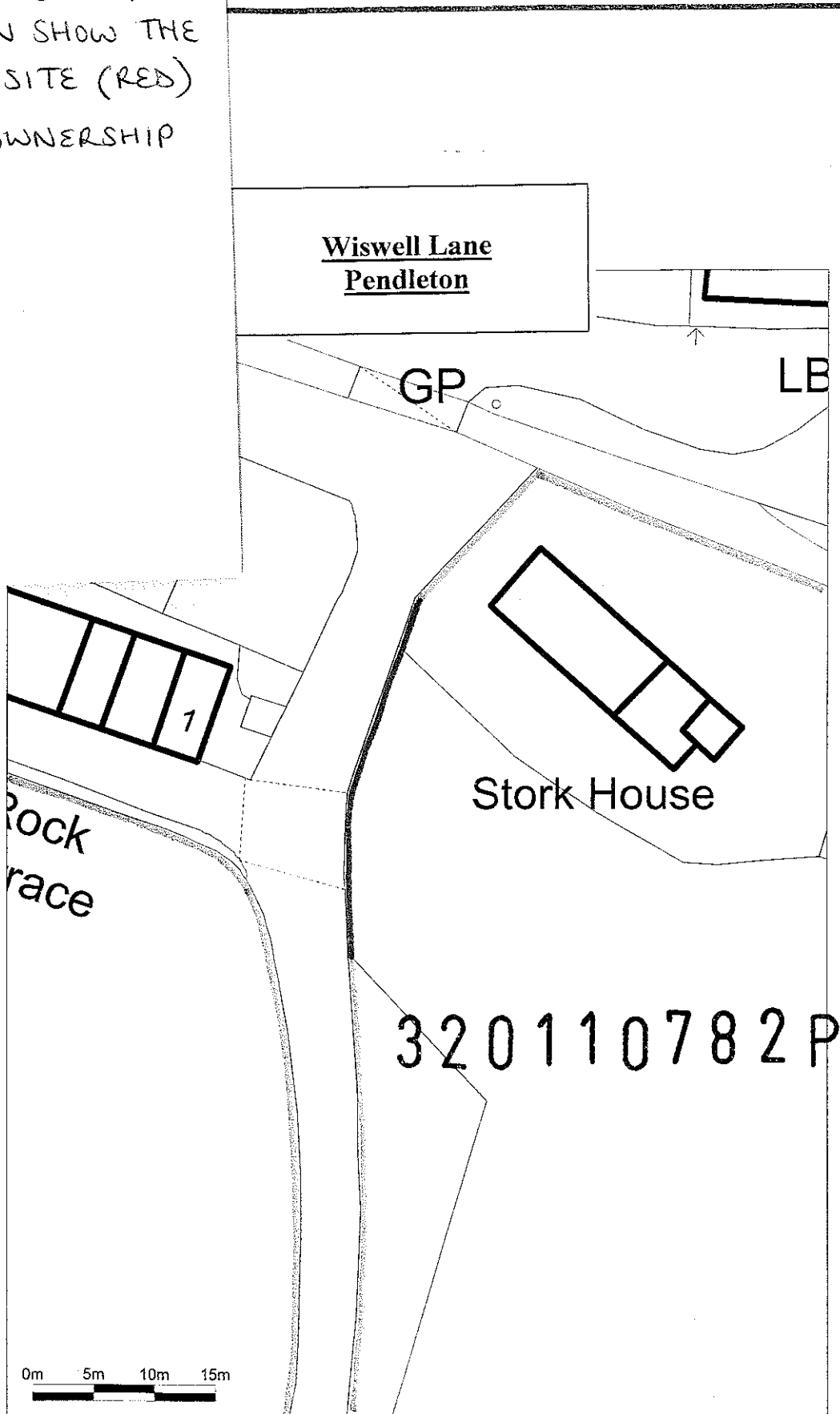
Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

THE RED + BLUE EDGES  
ON THIS PLAN SHOW THE  
APPLICATION SITE (RED)  
AND LAND OWNERSHIP  
(BLUE)

LB



FOR IDENTIFICATION PURPOSES ONLY

**Scale: 1:500**

**Date: 7.10.11**

**Ref: JHS/H46**

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**INGHAM & YORKE**

CHARTERED SURVEYORS AND LAND AGENTS

Huntroyde Estate Office, Padiham

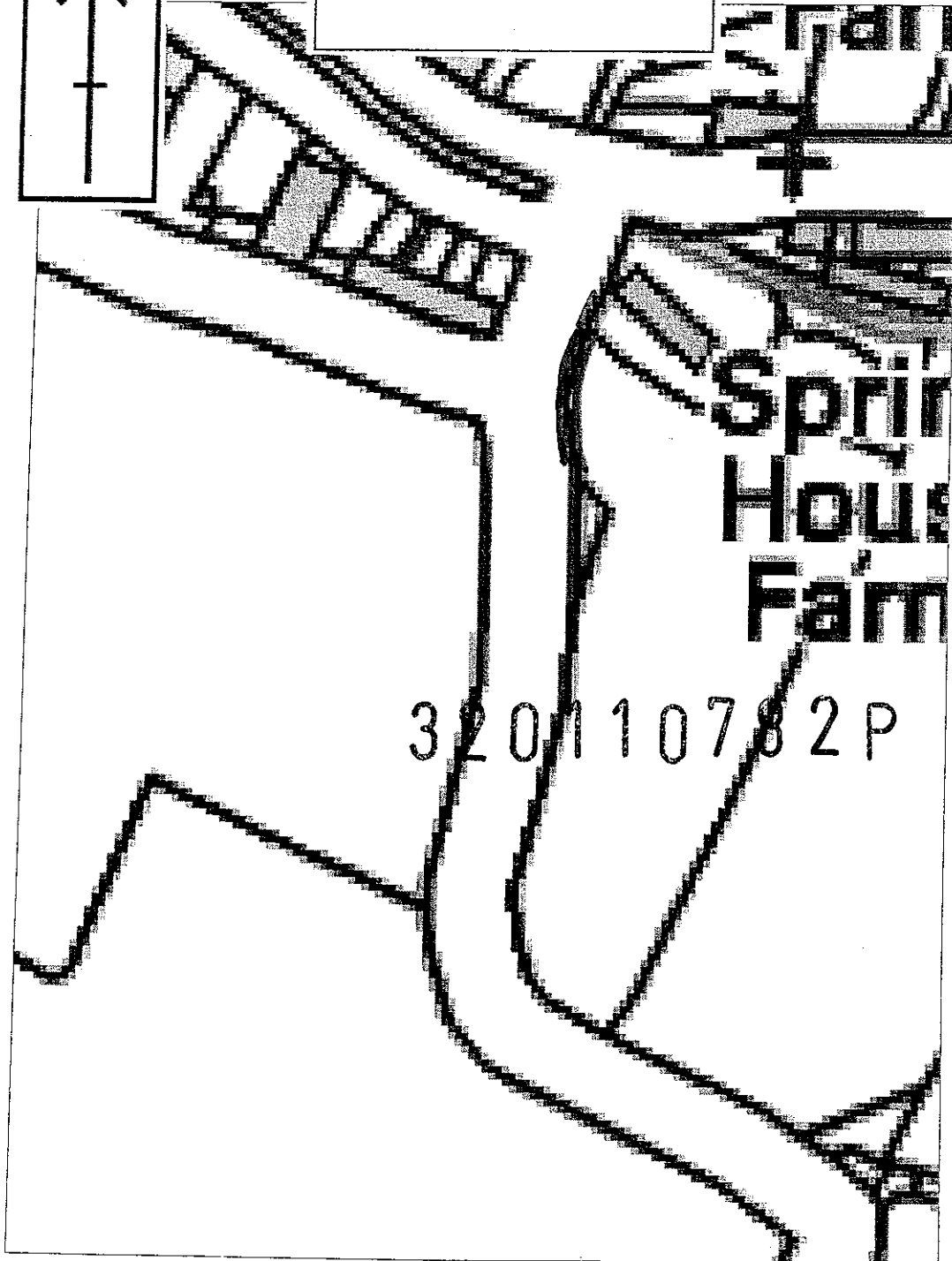
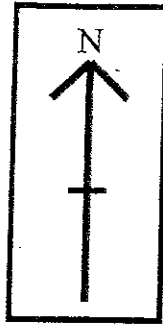
Burnley, Lancashire BB12 7QX


E mail [info@inghamandyorke.co.uk](mailto:info@inghamandyorke.co.uk)

Tel. (01282) 771024

Fax (01282) 774577

Wiswell Lane Wall  
Pendleton



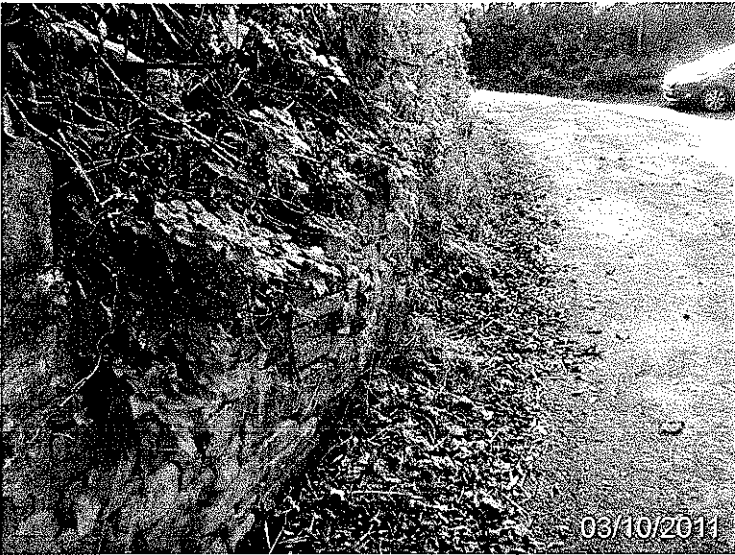
 **Promap** FOR IDENTIFICATION PURPOSES ONLY

THE RED + BLUE EDGES ON  
THIS PLAN SPECIFICALLY RELATE  
TO QUESTION 3 ON THE  
APPLICATION FORM

LB/

<b>Scale: 1:1250</b>	<b>INGHAM &amp; YORKE</b> CHARTERED SURVEYORS AND LAND AGENTS
<b>Date: 6.5.11</b>	
<b>Ref: JHS/H46</b>	Huntroyde Estate Office, Padiham
Reproduced by permission of the Ordnance Survey® on behalf of the Controller of Her Majesty's Stationary Office, © Crown Copyright All rights reserved ES783331	Burnley, Lancashire BB12 7QX E mail <a href="mailto:info@inghamandyorke.co.uk">info@inghamandyorke.co.uk</a> Tel. (01282) 771024 Fax (01282) 774577

STORK COTTAGE - PENNINGTON  
Ref 978



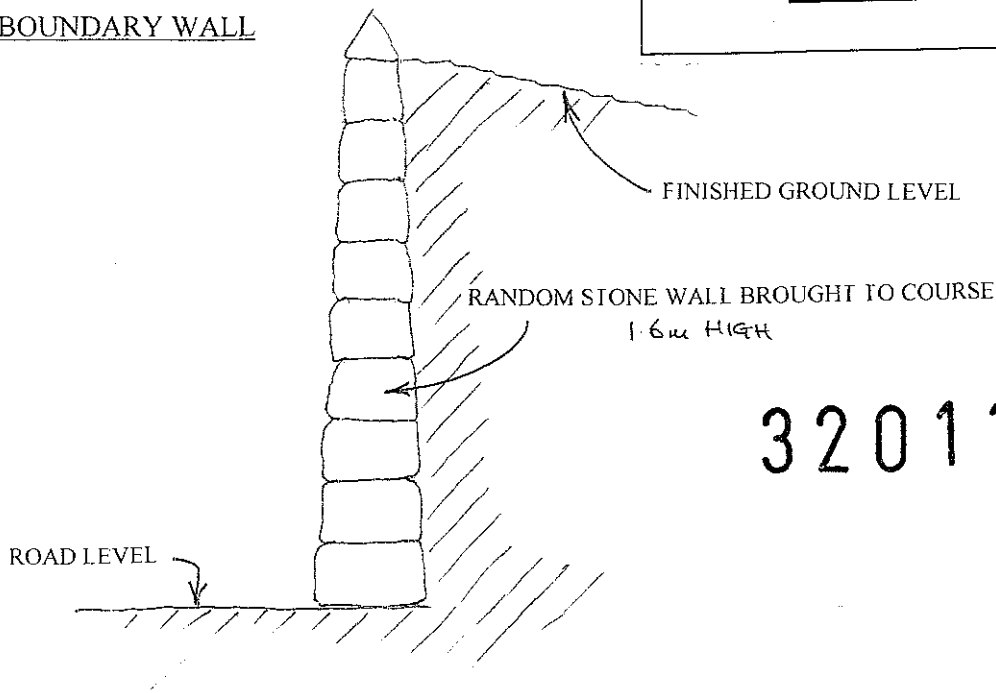
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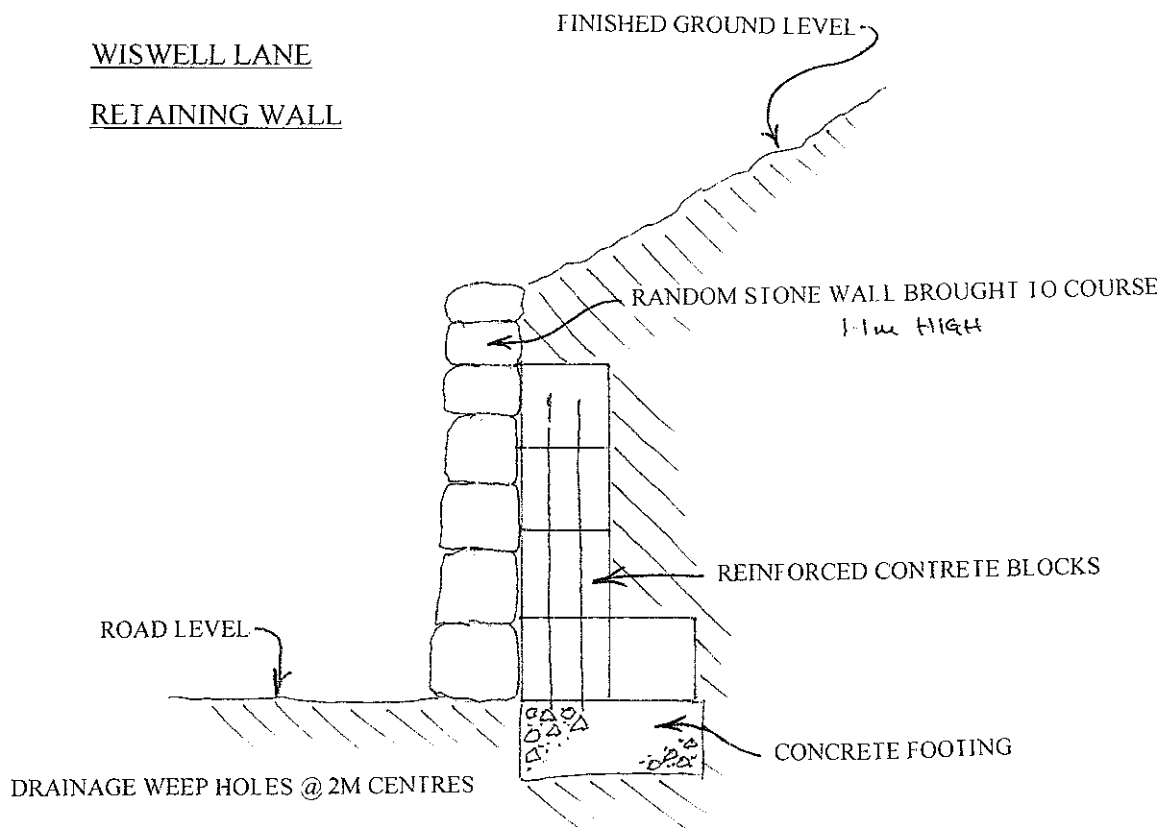
STORK COTTAGE  
BOUNDARY WALL

Wiswell Lane  
Pendleton



320110782P

WISWELL LANE  
RETAINING WALL



Scale: 1:200

Date: 19.10.11

Ref: JHS/H46

WALL CROSS  
SECTIONS

**INGHAM & YORKE**

CHARTERED SURVEYORS AND LAND AGENTS

Huntroyde Estate Office, Padiham

Burnley, Lancashire BB12 7QX

E mail [info@inghamandyorke.co.uk](mailto:info@inghamandyorke.co.uk)

Tel (01282) 771024

Fax (01282) 774577

REF: 978

Ref 978

320110782P

**Statement of heritage impact for:**  
Stork Cottage, Pendleton

**This Statement forms part of the statement of environmental effects for:**

The proposal

- a. to take down unsafe retaining wall to the corner of Stork Cottage garden, an rebuild to match existing and
- b. to take down retaining wall fronting Wiswell Lane, adjoining Stork Cottage, build concrete block behind the rebuild existing to match original on front face.

**Date**

5<sup>th</sup> October 2011

**Reference**

n/a

**Address and property description**

Stork Cottage, Pendleton

**Prepared by**

Ingham and Yorke, Huntroyde Estate Office, Padiham, Burnley, BB12 7QX

**For**

Huntroyde Estate c/o Ingham and Yorke

320110782P

The heritage statement has been provided for the local authority to accompany the Application for listed building consent for alterations, extension or demolition of a listed building. Planning (Listed Buildings and Conservation Areas) Act 1990, to demolish and rebuild stone wall.

### **Site**

The application site is located on the south west of Stork Cottage

The site comprises a retaining stone wall for a garden and field constructed by random limestone block mortared.

The surrounding area is a mixture of residential properties to the east and farmhouse and land to the north, south and west.

Stork Cottage is a Grade II Listed Building. Its description reads:

*“House, 1840. Squared, sandstone with stone slate roof 2 storeys North-west gable wall, facing down village street, of one bay. Windows tripartite with chamfered stone surrounds, splayed mullions, and hoods. The door, to the right, has a chamfered stone surround with hood. Under the apex is a plaque with ogee hood, inscribed ‘LGNS 1840’. 2 chimneys on ridge and one on left-hand return wall. The left-hand return wall has a window on each floor with plain stone surround, and a door with similar surround to their right. Listed for group value only*

The Pendleton Conservation Area Management Guidance states that boundaries:

*Traditionally, most boundaries in the Pendleton Conservation Area are defined by stone walls, of varying heights. Sometimes, soft hedging is located behind the wall to provide greater privacy or vertical iron railings may be set on a low stone wall*

*For new development in Pendleton, it is important that local materials and detailing are used and new boundaries following the historic precedent of stone will help development to fit in to its context. Modern alternatives, such as concrete blocks, ranch-style timber fencing, or post-and-rail type fencing are not acceptable. Simple, close-boarded fencing, with timber posts, may be an alternative to stone in certain locations away from the public viewpoint but such fencing should be simply detailed, without any decoration such as a curved top or trellis.*

### **Significance of heritage asset**

The heritage asset will not be altered as it is to be rebuilt to match the existing by using the same stone and siting therefore complying with the Pendleton Conservation Area.