

Application for a new planning permission to replace an extant planning permission,
in order to extend the time limit for implementation
Application for replacement of associated listed building and/or conservation area consents in
order to extend the time limit for implementation

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

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

Title:	MR	First name:	CRAIG
Last name:	BANCROFT		
Company (optional):	NORTHCOTE GROUP		
Unit:		House number:	
		House suffix:	
House name:	NORTHCOTE MANOR		
Address 1:	NORTHCOTE ROAD		
Address 2:	LANGHO		
Address 3:			
Town:	BLACKBURN		
County:	LANCASHIRE		
Country:	UNITED KINGDOM		
Postcode:	BB6 8BE		

2 Agent Name and Address

Title:	MR	First name:	PHILIP
Last name:	COTTIER		
Company (optional):	SUNDERLAND, PEACOCK		
Unit:		House number:	
		House suffix:	
House name:	HAZELMERE		
Address 1:	PIMLICO ROAD		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:	UNITED KINGDOM		
Postcode:	BB7 2AG		

3 Site Address Details

Please provide the full postal address of the application site

Unit:	-	House number:	-	House suffix:	-
House name:	NORTHCOTE MANOR				
Address 1:	NORTHCOTE ROAD				
Address 2:	LANGHO				
Address 3:					
Town:	BLACKBURN				
County:	LANCASHIRE				
Postcode (optional):	BB6 8BE				
Description of location or a grid reference (must be completed if postcode is not known):					
Easting:	-	Northing:	-		
Description:					
N/A.					

4 Pre-application Advice

320120332P

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 of advice (DD/MM/YYYY):

-

Details of pre-application advice received:

-

5 Eligibility

Was the existing planning permission extant on 1 October 2009?

☒ Yes ☐ No

If you have answered No to this question, you cannot apply to replace this planning permission

If you are applying to replace an existing listed building or conservation area consent is it associated with a planning permission which you are also applying to replace?

☐ Yes ☐ No ☒ Not Applicable

If you have answered No to this question you cannot apply to replace this listed building consent or conservation area consent

If you are applying to replace a listed building or conservation area consent was it extant on 1 October 2009?

☐ Yes ☐ No ☒ Not Applicable

If you have answered No to this question you cannot apply to replace this listed building consent or conservation area consent

6 Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including application reference number and date of decision in the sections below. Please also provide the original application type:

PROPOSED DEVELOPMENT TO IMPROVE HOTEL AND RESTAURANT FACILITIES (INCLUDING BAY WINDOW EXTENSION TO PRIVATE LOUNGE . INCREASE NUMBER OF BEDROOMS WITH NEW BEDROOM BLOCK, NEW SPA BUILDING AND SITE LANDSCAPING AND PARKING.

Reference number:

3/2009/0133

Date of decision (DD/MM/YYYY):

22/05/2009

What was the original application type?
(e.g. Full 'Householder and Listed Building 'Outline)

Full

6 Description Of Your Proposal (continued)

320120332P

For the purpose of calculating fees, which of the following best describes your application for planning permission?

Major development: typically consists of developments for waste, or more than 10 dwellings or a site larger than 0.5 ha or building(s) with a floor space of 1,000 sq m or more ☐

Householder development: development to an existing dwellinghouse or development within its curtilage ☐

Other: anything not covered by either of the above categories ☒

£ 170.00 - CONFIRMED BY
EMAIL FROM JANE
TUCKER (30/03/12).

If you are also seeking to replace an associated a) listed building consent and/or a b) conservation area consent in order to extend the time limit for their implementation please also provide a description of the consented schemes including the application reference numbers and dates of decision:

a) Listed building consent (if applicable):

N/A.

Reference number:

N/A.

Date of decision (DD/MM/YYYY):

N/A.

b) Conservation area consent (if applicable):

N/A.

Reference number:

N/A.

Date of decision (DD/MM/YYYY):

N/A.

7 Authority Employee / Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes

☒ No

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

N/A.

8 Ownership Certificates

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

320120332P

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & 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:

Mother

03/04/2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & 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

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & 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:

8 Ownership Certificates (continued)

320120332P

CERTIFICATE OF OWNERSHIP - CERTIFICATE D
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & 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:

9 Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

10 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 the completed dated Article 12 Certificate (Agricultural Land Declaration): ☒

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

☒

The correct fee: £170.00

☒

~~For applications to replace listed building or conservation area consents only:~~

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 other plans and drawings or information necessary to describe the subject of the application ☐

11 Declaration

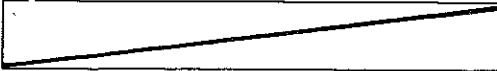
I/we hereby apply for planning permission/consent as described in this form and additional information

320120332P

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



Mother

03/04/2012

12 Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

13 Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

philip.cottier@sunderlandpeacock.com

14 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:

The map shows the Northcote Manor Hotel (Hotel) located near a large pond. To the north of the hotel is the Household Welfare Centre and a Garage. To the east is a Golf Course. The map includes several roads: Kingsley Road, Walley Road, and Northcote Road. A scale bar indicates a distance of 84.1m. A north arrow is present in the top right corner.

Job Title	Proposed Development of Northcote Manor Northcote Road Langho

Drawing Title
Proposed Location Plan

Scale	Date	Drawn
1:2500	Feb 2009	GI



SUNDERLAND PEACOCK



Journal of Applied Gerontology 35(3): 305-320
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http://jag.sagepub.com

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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

PLANNING PERMISSION

RECEIVED

APPLICATION NO: 3/2009/0133

DECISION DATE: 22 May 2009

DATE RECEIVED: 26/03/2009

26 MAY 2009

320120332P

APPLICANT:

Mr Craig Bancroft
Northcote Group
Northcote Manor
Northcote Road
Langho
Blackburn
Lancashire BB6 8BE

AGENT:

Sunderland Peacock & Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
Lancs
BB7 2AG

DEVELOPMENT PROPOSED: Proposed development to improve hotel and restaurant facilities, increase number of bedrooms with new bedroom block, new spa building and site landscaping and parking.

AT: Northcote Manor Hotel Northcote Road Langho Blackburn BB6 8BE

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents 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 91 of the Town and Country Planning Act 1990.

2. 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 in writing 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 G1 of the Ribble Valley Districtwide Local Plan

APPLICATION NO. 3/2009/0133

DECISION DATE: 22 May 2009

3. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

Relevant planning policy

Policy G1 - Development Control

Policy ENV3 - Development in Open Countryside.

Policy RT1 - General Recreation and Tourism Policy.

SUMMARY OF REASONS FOR APPROVAL

The proposal would not unduly have an impact on the visual amenity, highway safety or residential amenity

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.



STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES