



RIBBLE VALLEY
BOROUGH COUNCIL

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

Tel: 01200 425111

www.ribblevalley.gov.uk

26 JUL 2012

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120670P

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

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:		First name:	
Last name:			
Company (optional):	ENTERPRISE INNS PLC		
Unit:	3	House number:	
		House suffix:	
House name:			
Address 1:	MONKSPATH HALL ROAD		
Address 2:			
Address 3:			
Town:	SOLIHULL		
County:	WEST MIDLANDS		
Country:	ENGLAND		
Postcode:	B90 4SJ		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):	ABBOTT AND LOMAX		
Unit:	136	House number:	
		House suffix:	
House name:			
Address 1:	QUENFIELD PARK BUSINESS		
Address 2:	CENTRE		
Address 3:	PHILIPS ROAD		
Town:	BLACKBURN		
County:	LANCASHIRE		
Country:	ENGLAND		
Postcode:	BB1 5PF		

3. Description of Proposed Work

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

PROPOSED RECONSTRUCTION OF EXISTING STONE BOUNDARY WALL
PARTIALLY COLLAPSED TO KIRK BECK

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: THE COACH AND HORSES

Address 2: PUBLIC HOUSE

Address 3: MAIN STREET

Town: BOLTON - BY - BOWLAND

County: LANCASHIRE

Postcode (optional): BB7 4NW

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

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

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

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			☒	☐
Roof covering			☒	☐
Chimney			☒	☐
Windows			☒	☐
External doors			☒	☐
Ceilings			☒	☐
Internal walls			☒	☐
Floors			☒	☐
Internal doors			☒	☐
Rainwater goods			☒	☐
Boundary treatments (e.g. fences, walls)	NATURAL STONE	NATURAL STONE	☐	☐
Vehicle access and hard standing			☒	☐
Lighting			☒	☐
Others (add description)			☐	☐

Are you supplying additional information on submitted drawings or plans?

☒ Yes☐ No

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

DRAWINGS NUMBERED B/1796/1, 2, 3 & 4

PLANNING HERITAGE STATEMENT

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:

--

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

DEMOLISH SECTION OF UN-SAFE STONE BOUNDARY WALL REMOVE TEMPORARY STONE CATION SUPPORT STRUCTURE AND CONSTRUCT NEW STONE WALL

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):

SEE DRAWINGS NUMBERED

B/1796/1, 2, 3 & 4

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:

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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:

25/07/2012

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:

14. Certificates (continued)

320120670P

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:

pp ABBOTT & LOMAX

Date (DD/MM/YYYY):

25/07/2012

(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:

01254 278495

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

abbott_lomax@talktalk.net

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:

July 2012

PLANNING / HERITAGE STATEMENT

FOR

RECONSTRUCTION OF THE STONE BOUNDARY WALL AT THE COACH AND HORSES PUBLIC HOUSE MAIN STREET BOLTON-BY-BOWLAND

1.0 Site Location

The Coach and Horses Public House is located to the south side of Main Street in the village of Bolton-By-Bowland

2.0 Use / Description

The Public House is late 18th century, constructed of squared watershot limestone walling with a hipped slated roof. The main part of the façade is a symmetrical composition of 2 storeys with 3 Bays having chamfered quoins. The windows are sashed with glazing bars in plain stone surrounds. The central door has 6 raised and fielded panels and a plain stone surround with semi-circular head and a fanlight with radiating glazing bars. Set back to the right is a further bay, with similar window details and with punched stone quoins.

To the rear of the building is a car park and beer garden with a stone boundary wall that has partially collapsed into the adjacent Kirk Beck with temporary support given by the introduction of stone gabion retaining baskets.

3.0 Amount of Development

It is proposed to remove the gabion baskets and take down a section of the existing defective stone wall up to the corner of the building and reconstruct the wall using a reinforced concrete retaining wall taken down below the stream bed and clad in natural stone reusing the existing stone with new stone as necessary to match the existing pointed in sand cement mortar to prolong its integrity.

The wall will be constructed to a height of 1m above the upper ground level and finished with a flat stone coping.

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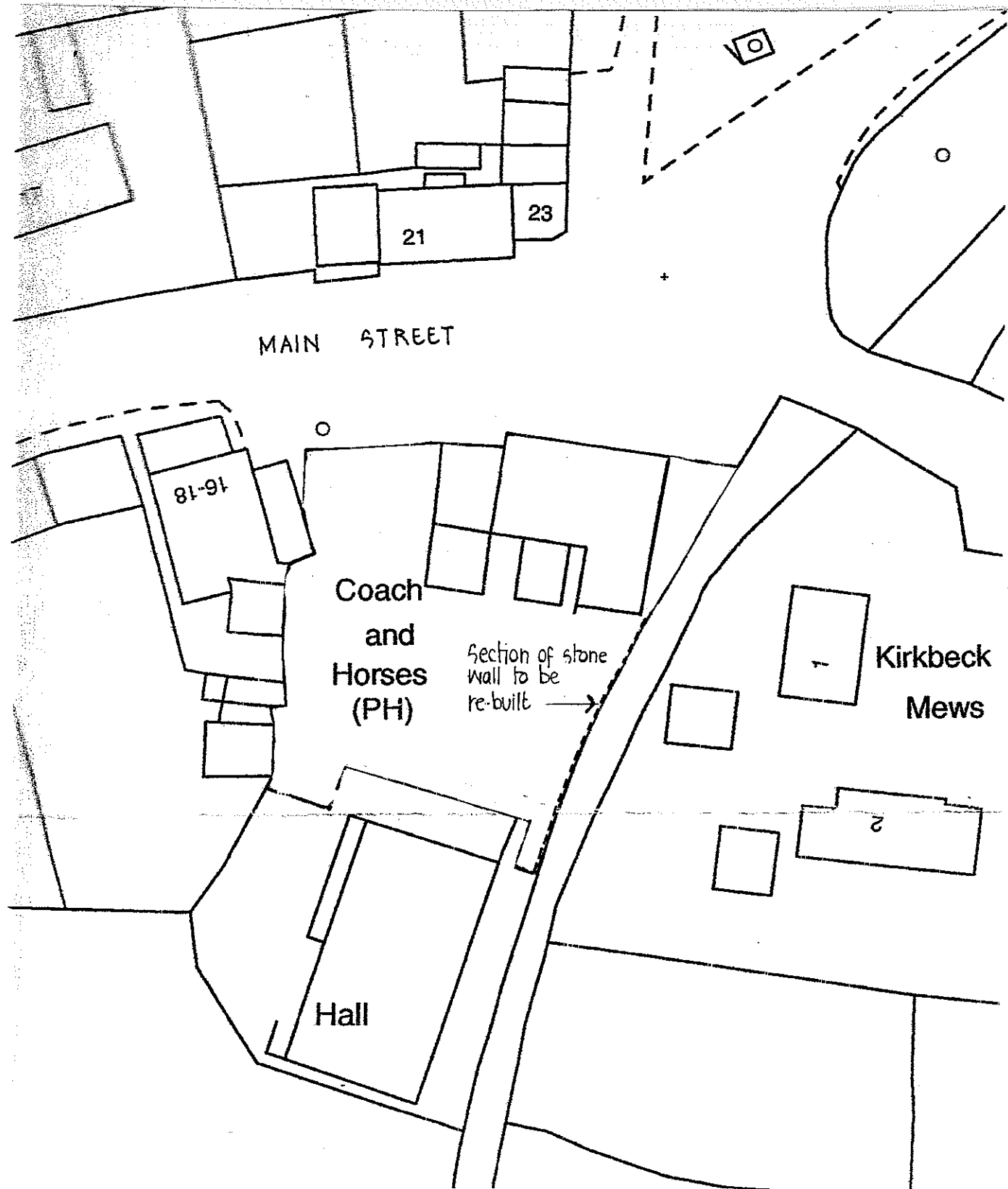
4.0 Layout Scale and Appearance

To safeguard the historic integrity of the building it is proposed to position the wall on the line of the existing to a height and appearance matching, in natural stone.

The remedial / repair work will therefore have no detrimental impact on the character and appearance of the listed building.

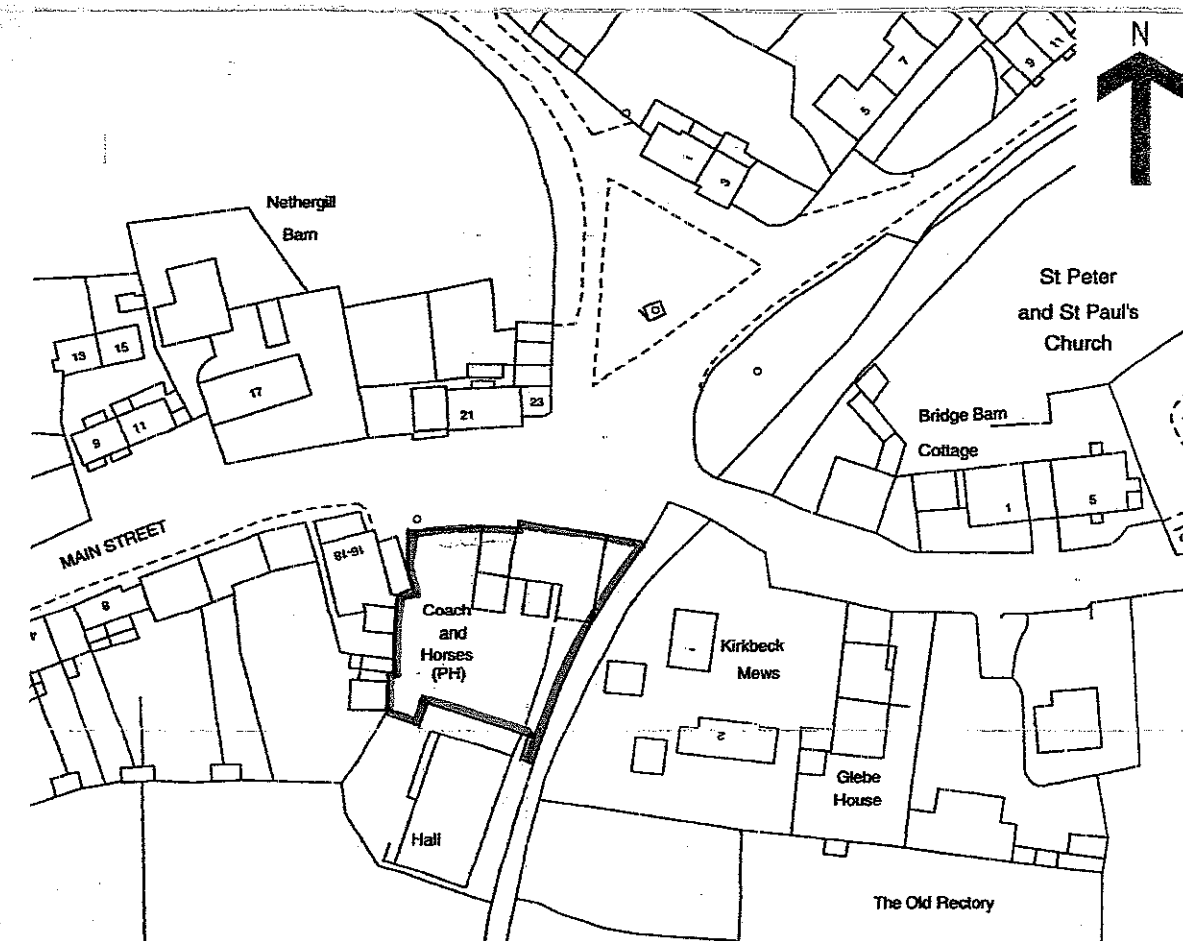
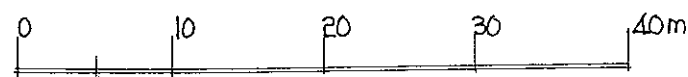
5.0 Access and Landscaping

Access and landscaping will be unaffected.



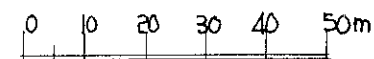
SITE PLAN

SCALE 1:500



LOCATION PLAN

SCALE 1:1250



REVISION	DATE	DR	CH

**Abbott
&
Lomax**

Unit 136 Glenfield
Park Business Centre
Philips Road
Blackburn
Lancashire BB1 5PF
Tel 01254 278495

320120670

PROJECT
PROPOSED RE-CONSTRUCTION OF
STONE BOUNDARY WALL AT
THE COACH & HORSES
BOLTON-BY-BOWLAND

DRAWING TITLE

LOCATION AND SITE PLAN

THIS DRAWING IS COPYRIGHT
THIS DRAWING IS NOT TO BE SCALED
ALL DIMENSIONS TO BE CHECKED ON SITE
BEFORE COMMENCEMENT OF WORK
ADP TO BE NOTIFIED OF ANY ERRORS

DRAWN	K J NOLAN	DATE	JULY 2012
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CHECKED	SCALE	1:1250 & 1:500
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DRAWING NO	B/1796/2
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