

**Jane Tucker**

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**From:** ~~Steve Dowd [mailto:Steve.Dowd@ribblevalley.gov.uk]~~  
**Sent:** 21 March 2017 16:24  
**To:** Adrian Dowd  
**Subject:** RE: Application 3/2017/0208 & 0209, 11-13 Gisburn Road Bolton - By - Bowland

Dear Mr Dowds,  
Yes of course it is fine to put this information on the website, if possible would you be good enough to remove my contact details I would prefer that so that any feedback or comments all come to you, if not that's ok. Also if there is anything else that will help just let me know.  
regards

From  
Steve Cresswell  
~~0125700176~~  
~~070348866~~

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**From:** Adrian Dowd [mailto:Adrian.Dowd@ribblevalley.gov.uk]  
**Sent:** Tuesday, March 21, 2017 3:39 PM  
**To:** Steve  
**Subject:** RE: Application 3/2017/0208 & 0209, 11-13 Gisburn Road Bolton - By - Bowland

Dear Mr Cresswell,

Can this information be put on the RVBC website for the information of consultees?

Thank you,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPi IHBC  
Principal Planning Officer  
Ribble Valley BC

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**From:** Adrian Dowd  
**Sent:** 21 March 2017 13:51  
**To:** 'Steve'  
**Subject:** RE: Application 3/2017/0208 & 0209, 11-13 Gisburn Road Bolton - By - Bowland

Dear Mr Cresswell,

Thank you for this information.

Yours sincerely,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPi IHBC  
Principal Planning Officer  
Ribble Valley BC

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**From:** ~~Steve Dowd [mailto:Steve.Dowd@ribblevalley.gov.uk]~~  
**Sent:** 21 March 2017 10:01  
**To:** Adrian Dowd  
**Subject:** RE: Application 3/2017/0208 & 0209, 11-13 Gisburn Road Bolton - By - Bowland  
**Importance:** High

Dear Mr Dowd,

Thank you for your email below, I have prepared a document (attached) which hopefully answers your queries. I have attempted to overview the whole plan both inside and out. I am also hoping that the pictures supplied will assist. As always if there is anything further I can provide then do get in touch. If you would be kind enough to confirm receipt of this information I would be grateful.

Many thanks

regards

From  
Steve Cresswell  
~~01792 458362~~  
~~01792 458362~~

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**From:** Adrian Dowd [<mailto:Adrian.Dowd@ribblevalley.gov.uk>]  
**Sent:** Friday, March 17, 2017 12:54 PM  
**To:** Steve  
**Subject:** RE: Application 3/2017/0208 & 0209, 11-13 Gisburn Road Bolton - By - Bowland

Dear Mr Cresswell,

Thank you for your email.

The removal of 'old pipework, electrics and plaster from walls etc' may require listed building consent if it affects the character of the listed building as a building of special architectural and historic interest. For the avoidance of doubt, I would suggest the submission of all work/repair specifications as part of the current applications – if works do not require consent, I can confirm this on further consideration.

Yours sincerely,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC  
Principal Planning Officer  
Ribble Valley BC

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**From:** ~~Steve [mailto:steve@realholic.com]~~  
**Sent:** 17 March 2017 11:15  
**To:** Adrian Dowd  
**Subject:** RE: Application 3/2017/0208 & 0209, 11-13 Gisburn Road Bolton - By - Bowland

Dear Mr Dowd,

Thank you for informing me about the confusion we have created about how we would like to utilise the properties. Our submission was intended to request residential use for the end cottage, for my wife and I, and permission to use the left hand cottage as a holiday let. If this is not permissible then we would be fine to abide by whatever decision is forthcoming.

Regarding the overall situation we have made the submission in the hope that our proposals are granted as that is obviously our preferred choice, however our approach is one of taking on board any advice given and also to be flexible in what we would do should you wish to suggest changes.

We are keen to make a start on the property and as such I assume it is ok if we commence work internally by removing old pipework, electrics and plaster from walls etc. We are not planning to do any external work, especially any demolition, pending your consideration and decision on our application. I assume this is ok and just wanted to make you aware. Do let me know if you have any further concerns.

Thanks again for your time and advice.

From

Steve Cresswell

~~01202 785745~~  
~~01202 785745~~

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**From:** Adrian Dowd [<mailto:Adrian.Dowd@ribblevalley.gov.uk>]  
**Sent:** Thursday, March 16, 2017 5:10 PM  
**To:** Steve  
**Cc:** Diane Neville  
**Subject:** RE: Application 3/2017/0208 & 0209, 11-13 Gisburn Road Bolton - By - Bowland

Dear Mr Cresswell,

Thank you for your response. I would be grateful for your clarification in respect to a further matter.

The Design & Access Statement refers to proposed use of one of the units as 'holiday let'. However, all other application documentation refers to the proposal as conversion to two dwellings. I would therefore be grateful for your clarification in this respect.

Thank you,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC  
Principal Planning Officer  
Ribble Valley BC

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**From:** ~~Steve Cresswell~~ [<mailto:steve@realhituk.com>]  
**Sent:** 16 March 2017 10:31  
**To:** Adrian Dowd  
**Subject:** RE: Application 3/2017/0208 & 0209, 11-13 Gisburn Road Bolton - By - Bowland

Dear Mr Dowd,  
Apologies for not providing sufficient information with the submission. I shall attend to this matter and make sure you are provided as much information as possible by your requested deadline.  
If there is anything further in the meantime then do get in touch, thank you for notifying me about the matter.

Yours sincerely

Steve Cresswell

~~01202 785745~~  
~~01202 785745~~

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**From:** Adrian Dowd [<mailto:Adrian.Dowd@ribblevalley.gov.uk>]  
**Sent:** Wednesday, March 15, 2017 5:24 PM  
**To:** [steve@realhituk.com](mailto:steve@realhituk.com)  
**Subject:** Application 3/2017/0208 & 0209, 11-13 Gisburn Road Bolton - By - Bowland

Dear Mr Cresswell,

**Application 3/2017/0208 & 0209**  
**11-13 Gisburn Road, Bolton By Bowland**

I write in respect to the above planning and listed building consent applications under consideration by the Borough Council.

The proposals include the removal/alteration of historic fabric and changes to the historic planform. However, little information has been submitted as to the significance of these elements. I would refer to paragraph 128 of the National Planning Policy Framework which requires the level of detail in this respect to be in proportion to the asset's importance (listed buildings are of national importance) and to be sufficient to understand the potential

impact of the proposal on significance. Heritage assets should be assessed using appropriate expertise where necessary.

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

I would therefore be grateful for the submission of this information within 7 days of the date of this email.

Yours sincerely,  
Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC  
Principal Planning Officer  
Ribble Valley BC

**Tops for resident satisfaction – 94% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2016)**

**Happiest residents in the UK – Ribble Valley has a 'happiness rating' of 8.2 compared to a UK average of 7.5 (Halifax Rural Quality of Life Survey 2016)**

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S.M. and J.E.Cresswell  
The Cottage  
Inglewhite Road  
Longridge  
PR3 2DB

20<sup>th</sup> March 2017.

Re; 11 Gisburn Road – Planning Application 3/2017/0209

Dear Mr Dowd,

Thank you for your recent emails, in order to clarify matters, please find information below which I hope along with the images answers your questions.

We have bought the above property and having done some initial investigation, would like to turn it back into 2 separate dwellings. It is currently listed as two separate cottages numbers 11 and 13. We would like to make each one with, 2 bedrooms and a small bathroom upstairs, and a living area and kitchen/diner downstairs.

The drawings submitted with the planning application refer. So in overview we would like to obtain permission to make the following changes to the property.



*Front of properties, No 11 on the Left.*

### **Outside Front**

When looking at the front elevation of both properties, leave them as is, apart from, repair or replacement of front door to the right hand property for one matching the left hand property. A small amount of maintenance work

may be required on the roof, but this will be at worst the replacement of any broken slates, again with the same slate as exists. Normal decoration of windows and doors is proposed.

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*Gable end of No 13.*

### **Outside Gable**

The Gable of the existing house is to be left and just the windows painted. To the rear we are proposing a single storey extension which will extend from the back wall to the corner of the outhouse as viewed above. The red gate as viewed will be replaced by the exit door on the plans.

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### **Outside rear**

We would propose to build a ground floor extension to create a dining/kitchen to each property. This would mean extending from the current outside, rear wall to the boundary of the shared footpath. This will involve the demolition of the existing outhouse (toilet) and covered section at No 13. As shown above, the plan is to replace what is here with no further increase in overall boundary.



*View through the red gate into the covered area at the rear of No13.*

This is the small extension to rear of No 11. We do not believe that looking at the buildings listing description that this extension was an original part of the property, but has been added at some time since.



*Extension to rear of No 11 Internal.*



*Extension to rear of No 11 external from footpath*

This is the existing extension which is for proposed demolition and replacement. The wall to the far right is the extension on number 9 (adjoining property)



*Extension to rear of No 11 External.*

### **Inside Ground floor**

We are hoping to remove all pre-existing plumbing, wiring and plasterwork from all the walls. To be replaced with new to make safe and reliable. We are proposing to keep all existing windows apart from the rear where the existing extension is to be demolished. The range/fire in No 13, all ceiling beams are to be kept. Our proposal would include the fireplace in No 11 be removed and replaced with a small stove.



*Front ground floor No 13 with Range/fire, window and beams to be retained*



Front ground floor room No 11 fireplace to be removed, window and beams to be retained.



*View through opening between No 11 and No 13 at front of property*

The proposal to include making back to a solid stone wall, to separate the two cottages.



*Rear room (scullery) to No 13*

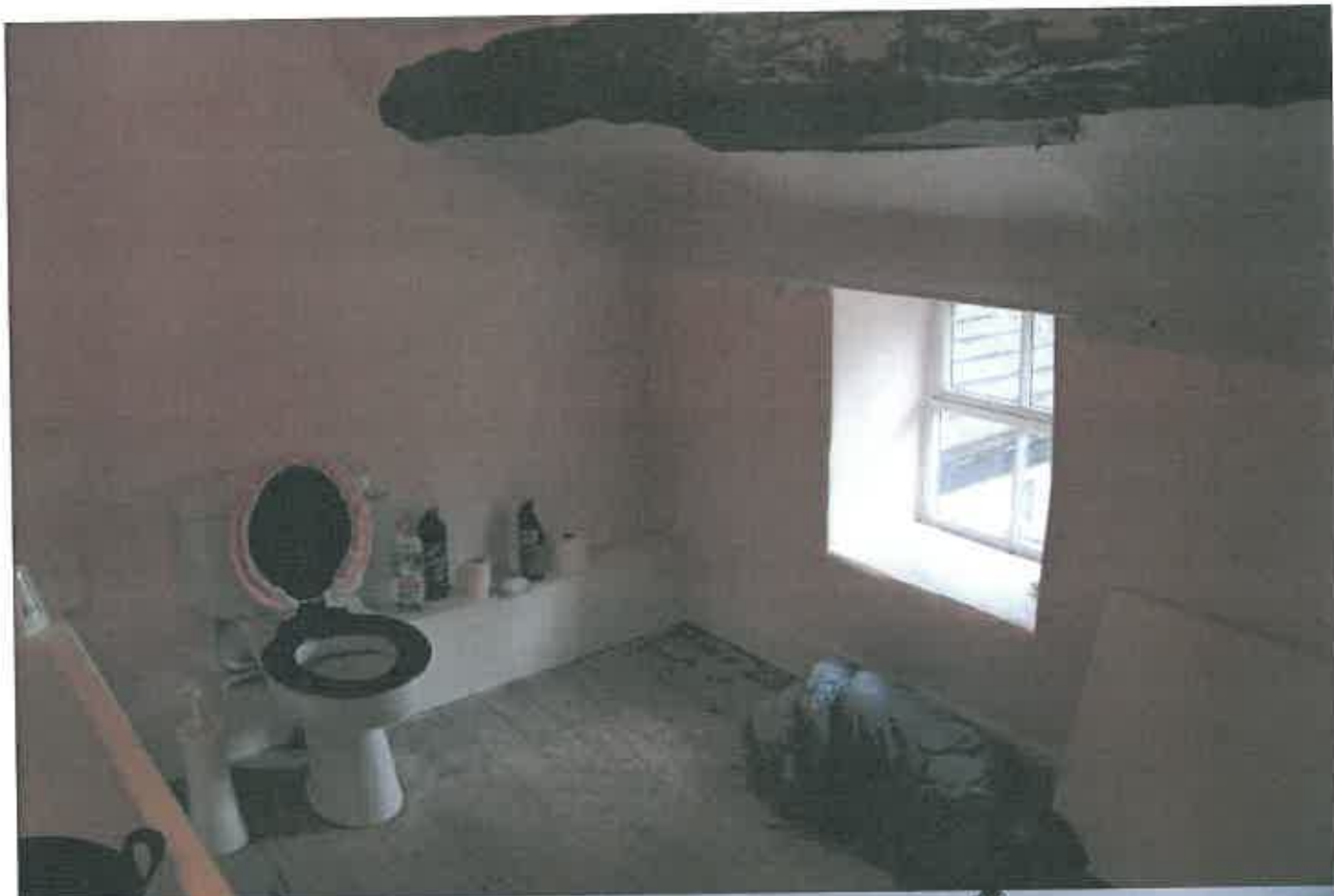


### *Rear room (scullery) to No 11*

Each scullery is proposed to be incorporated into the extension to make a useable space for each cottage.

### **Inside first floor**

Our application is to create 2 bedrooms and a small central bathroom in each property as per the submitted plans. We would again wish to remove all existing plumbing, wiring and plasterwork and replace with new. There are currently stud and plaster walls between the existing upstairs rooms in both properties. We are proposing to remove these and replace with new of the same as the existing are in a very poor state of repair. We are aiming to keep all roof beams and windows and just decorate/paint as required.



*The 2 existing first floor rooms in No 11*



*The 2 existing first floor rooms in No 13*

In summary we would aim to retain what features we can and where necessary replace things that are damaged or unsafe. All the walls to the property have suffered from damp penetration or condensation and therefore we are in need of plastering throughout.

We are requesting that we be allowed to build the single floor extension to the rear to create a reasonable size second room to the ground floor to provide kitchen and dining facilities. And that we are allowed to create a small central bathroom in each property. I hope the information and pictures provided give sufficient information to enable you to advise us regarding the above. In particular what aspects of the work, if any, we may be able to commence on whilst awaiting your planning decision.

Finally please again be advised that these requests are our ideal scenario but we are of course in your hands and more than happy to take advice which might mean alterations to our plans in order to comply with your wishes.

If there is anything further I can help with then do ask, thank you for your consideration in this matter.

Yours sincerely

S.M.Cresswell