

Application for listed building consent for alterations, extension or demolition of a listed building.

Planning (Listed Building 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.

**1. Site Address**

Number	44
Suffix	
Property name	
Address line 1	Higher Road
Address line 2	
Address line 3	
Town/city	Longridge
Postcode	PR3 3SX

Description of site location must be completed if postcode is not known:

Easting (x)	360867
Northing (y)	437421
Description	

**2. Applicant Details**

Title	Mr & Mrs
First name	Virginia and Philip
Surname	Pickering
Company name	
Address line 1	44, Higher Road
Address line 2	
Address line 3	
Town/city	Longridge

## 2. Applicant Details

Country

Postcode

PR3 3SX

Primary number

Secondary number

Fax number

Email address

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

## 3. Agent Details

No Agent details were submitted for this application

## 4. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

### 4. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Application for regularisation of works previously completed in 1998.

The following works deviated from the planning permission and listed building consent given on 28 September 1998:

1. Amendments to the lay out of the proposed two en-suite bathrooms.

2. Amendment to the location of the approved new wooden staircase leading from the rear ground floor room down to the cellar.

3. Insertion of UPVC french window in the rear ground floor external wall. Initially a temporary measure as approved work to create a large opening in the rear ground floor elevation to allow a large lounge area to be created in the approved two story extension had been suspended. This suspension in works was a result of the approved internal renovations and modernisation going over budget, which resulted in a lack of funds for the completion of the two story extension.

4. Erection of a timber balcony at rear, the french windows to the rear elevation of the ground floor lead on to this balcony.

5. Amendment to the location of the kitchen: fitted kitchen that was originally proposed to be located on the ground floor of the extension, was relocated to the cellar. Planning permission and listed building consent had been given to renovate and modernise the cellar and turn it into a dining area. This consent had included the removal of a large part of the rear external wall of the cellar to lead into the proposed kitchen in the extension.

6. Insertion of a timber back door into the rear elevation at cellar level: planning permission and listed building consent had been given to renovate and modernise the cellar and turn it into a dining area that would lead into a kitchen in the extension. This 1998 consent included the removal of a large part of the rear external wall of the cellar to lead into the proposed kitchen in the extension. The work to build this two story extension was suspended as a result of the approved internal renovations and modernisation going over budget, which resulted in a lack of funds for the completion of the two story extension.

Regularisation for external works completed without listed building consent:

1. Windows to the front elevation,

2. Front door,

3. Exterior paintwork,

4. Rainwater goods,

5. Foul water disposal,

fixtures to rear wall,

6. External pointing and render,

Has the development or work already been started without planning permission?

☒ Yes ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

01/10/1998

Has the development or work already been completed without planning permission?

☒ Yes ☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

01/12/1998

## 5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

## 5. Listed Building Grading

- ☐ Don't know  
☐ Grade I  
☐ Grade II\*  
☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

## 6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes ☒ No

## 7. 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:

The listed building consent being applied for here is to regularise deviations in 1998 from the planning consent and listed building consent;  
Planning application number: 3/98/0555  
Listed building consent number: 3/98/0561  
Approved with conditions: 28 September 1998

## 8. Immunity from Listing

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

☐ Yes ☒ No

## 9. Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, do the proposed works include

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 and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please see planning application number: 3/98/0555

Listed building consent number: 3/98/0561

Approved with conditions: 28 September 1998

Please also refer to the following attached documents:

Proposal for regularisation of rear ensuite bathroom to 44 Higher Road Longridge.

Application for regularisation of previous works to 44 Higher Road, Longridge.

These attached documents include a heritage statement, an access statement and detail the approved works that were completed in line with these 28 September 1998 consents, along with explanations of how some works deviated from these consents or are completed without consent. The documents then set out proposals for RVBC to consider in order to regularise these works.

## 10. Materials

Does the proposed development require any materials to be used in the build?

☒ Yes ☐ No

**Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material) demolition excluded**

Please add materials by using the dropdown, clicking 'add' and filling in all the entries in the popup box

## 10. Materials

### External Walls

Please provide a description of existing materials and finishes:

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### Windows

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### Ceilings

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### Ceilings

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### External Doors

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### Internal Walls

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## 10. Materials

Internal Walls	
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Floors	
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Rainwater goods	
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Boundary treatments (e.g. fences, walls)	
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Lighting

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Are you supplying additional information on submitted plan(s)/design and access statement:

☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

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## 11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

The following were consulted regarding the original plans were in 1998 with no objections:  
1. English Heritage (now Historic England) no objection.  
2. Longridge Town council - no objection  
3. Nearby residents - no objection



## 11. Neighbour and Community Consultation

It is now 20 years since the completion of all works, including these deviations from the proposed plans. During these ensuing two decades there have been no objections from any individual or organisation regarding these deviations from the proposed and approved plans and listed building consent.

## 12. 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)

- ☐ The agent  
☒ The applicant  
☐ Other person

## 13. 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):

Officer name:

Title   
First name   
Surname   
Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

The property is currently in the process of being sold; it was as part of this process that it emerged that listed buildings consent/regularisation was necessary for the sale to proceed. The applicants are a retired couple and with the agreement of Mr and Mrs Pickering (the current owners and applicants), Ms Ann Taylor; the potential purchaser of the property has been working with the current owners to assist them to make this application to regularise these 1998 works. In discussion with the applicants [Mr and Mrs Pickering] Ms Taylor has read relevant guidance, visited Ribble Valley Council offices to view the original 1998 application and taken advice from Ribble Valley Council's planning department including Mr Adrian Dowd regarding how Mr and Mrs Pickering should best proceed.

## 14. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (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

## 15. Certificates

**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.

Person role

- ☒ The applicant  
☐ The agent

Title

First name

## 15. Certificates

Surname

Pickering

Declaration date  
(DD/MM/YYYY)

18/07/2018

☒ Declaration made

## 16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-  
application)

18/07/2018