



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No.

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

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

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="BB7 3EP"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Tiffany"/>
Surname	<input type="text" value="Snowden"/>
Company name	<input type="text" value="Solstice Heritage LLP"/>
Address line 1	<input type="text" value="Solstice Heritage LLP"/>
Address line 2	<input type="text" value="Crabtree Hall Business Centre"/>
Address line 3	<input type="text" value="Little Holtby"/>
Town/city	<input type="text" value="Northallerton"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="DL7 9LN"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

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):

Following a vehicular incident in which a lorry collided with the south-east corner of the pub, there is significant damage to the wall structure in this part of the building. The proposed development seeks to make essential structural repairs which, due to the amount of damage, necessitate a partial rebuild of the south-eastern corner, including part of the roof coverings, in order to restore it to a fully safe condition. A full description of the works to the building can be found in the full Schedule of Works.

To make safe the presently damaged south-east corner of the building and to restore the stonework, the south-eastern corner will need to be dismantled and reconstructed as close to existing as possible, which will be achieved by maintaining structural materials separate, such as the stonework and roof coverings, and restoring them to their original position.

The design of this scheme has been carefully considered and has involved input from Solstice Heritage. The design has been based around sustaining the greater part of the building's significance, whilst allowing for these essential restoration works.

Has the development or work already been started without consent?

Yes No

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)?

- 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

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

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

The south-eastern corner of the building is proposed for partial demolition in order to repair and rebuild the stone wall which has been extensively damaged following a vehicular incident. Please see below for more details.

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

The south-eastern corner of the building suffered extensive structural damage following a vehicular incident. Presently, the south-eastern portion of the building is held up by exterior metal-framed structural supports. The damage is also visible internally, in particular large, deep cracks through the stonework which have compromised the structural integrity of this part of the building. The partial demolition and like-for-like reconstruction (re-using the same materials as much as possible) is required in order to repair the building and restore its structural integrity.

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes No

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).

As previously noted, the alterations have been necessitated by the structural damage caused to the south-eastern corner of the building. As the proposed development seeks to rebuild this part of the building, the interior (which has also been damaged) will require stripping out within the south-eastern corner. Furthermore, in order to facilitate the works, it is possible that the adjacent stone wall may need to be temporarily taken down in and then rebuilt as existing following completion of the repair works.

10. Materials

Does the proposed development require any materials to be used?

Yes No

11. Neighbour and Community Consultation

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

Yes No

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?

- 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

'Dear Graeme,

Hark to Bounty Inn, Townend, Slaidburn – Grade II listed

Thank you for your email and our telephone conversation on proposed repairs to the Hark to Bounty Inn.

The proposed approach to works considerations appears acceptable (please note re: Point 3 that I am happy to comment on pre-application outline information submissions; however, the Borough Council cannot provide 'approval' to any works before consideration to a LBC application).

The contact at Lancashire County Council Archaeology is Peter Iles (he has suggested that a scheme of recording is likely to be necessary - this probably will be limited to a formal photographic record rather than drawings but it is also possible that a 'watching brief' during the dismantling may be required, in case evidence of construction methods, alterations, etc. comes to light).

Simon Hardie is the highways officer at Lancashire County Council.

John Macholc is the Head of Planning at RVBC.

Brandon Allison and Jimmy Mulkerrin are Building Control Officers at RVBC.

Regards,

Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC

Principal Planning Officer

Ribble Valley BC

14. Authority Employee/Member

With respect to the Authority, is the applicant and/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

14. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

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

Surname

Declaration date (DD/MM/YYYY)

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)