



RIBBLE VALLEY  
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No.

Date received

Fee paid £

Receipt No:

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 1PP"/>
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input checked="" 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

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):

Removal of 2x cattlegrids and making good; installation of an electrically powered vehicular access gate; installation of an electricity supply to this area of hard standing; relocation of the sheds and refurbishment of the hardstanding area.

### Entrance:

- Remove and fill in the cattle grid from the entrance to the driveway and add a set of electric gates. Also remove the associated post and rail fencing that runs immediately alongside the cattle grids.
- The cattlegrid serves no practical purpose that a gate across the driveway cannot fulfil.
- The volume of livestock coming in and out of the small field the the East of the house is trivial.
- The cattlegrid is incongruous in relation to the (probably Victorian) existing cast iron hand gate entrance to the garden, as it obscures the line through this gate to the associated front door to the house.
- Following discussions with Adrian Dowd we seek permission to install an electric 5-bar field gate to control access onto our private driveway to improve security on the property.

### Driveway and Hard Standing

- Remove and fill in the cattlegrid that currently separates the northern end of the short driveway from the hard standing area. Also remove the associated post and rail fencing that runs immediately alongside the cattle grids.
- This cattlegrid serves no practical purpose, nor to our knowledge has ever done so, as the field area around it is not divided at that point.
- We would like to also feed power to this area of the hard standing to allow an exterior power supply in the hard standing areas and for the installation of some lighting to improve security.
- Lighting fittings proposed are: <https://www.lampanlight.co.uk/outdoor-wall-light-stainless-steel-light-dark-sensor-mira>.
- Maintenance work:
- Relocate to sheds.
- Refresh the material of the driveway and hardstanding as the material has become very compacted over time and is not draining well.
- Skim the existing surface and use this material to in-fill the 2x cattle grids. Replace the removed material with new material, similar to the existing.

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

## 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

## 10. Materials

Does the proposed development require any materials to be used?

Yes  No

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

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Random grey stone (believed to be limestone).	Same as existing.
Boundary treatments (e.g. fences, walls)	The gates and fences in the vicinity of drive are wooden and of post and rail construction.	Same as existing.
Vehicle access and hard standing	Loose hardcore.	Same as existing.
Lighting	None.	Modest steel external light fittings similar to those already in place on neighbouring buildings. See enclosed images.

Are you submitting additional information on submitted plans, drawings or a design and access statement?

Yes  No

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

Design and access statement: Lower Standen Driveway Cattlegrids and associated works 201003

## 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

### 13. Pre-application Advice

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

We originally proposed the installation of solid, electrically operated vehicular access gates, for reasons of enhanced security. Adrian Dowd advised that the appearance of these would be incongruous with the site.  
We have amended to proposal to include a 5-bar field gate that we trust is considered to be in keeping with the rest of the site.  
We intend that this gate is electrically operated to still provide a level of improved security. The mechanism for operating these gates would be unobtrusive and, we trust can gain approval.

### 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

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)