



RIBBLE VALLEY  
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

For office use only

Application No.

Date received

Fee paid £

Receipt No:

Application for planning permission for relevant demolition in a conservation area.

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	21
Suffix	
Property name	
Address line 1	Church Street
Address line 2	
Address line 3	
Town/city	Ribchester
Postcode	PR3 3XP

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

Easting (x)	365011
Northing (y)	435213

Description

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**2. Applicant Details**

Title	Mr
First name	James
Surname	Porter
Company name	
Address line 1	21
Address line 2	Church Street
Address line 3	
Town/city	Ribchester

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="PR3 3XP"/>
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="Mr"/>
First name	<input type="text" value="Richard"/>
Surname	<input type="text" value="Hutton"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="3 Leafy Close"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Leyland"/>
Country	<input type="text"/>
Postcode	<input type="text" value="PR25 3AG"/>
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 the proposed works:

Demolition of an external rear garden stone outbuilding.  
Building to be replaced with new to provide a hot tub / jacuzzi facility.  
All materials to match existing.

Has the work already been started without consent?

☐ Yes ☒ No

5. Explanation for Proposed Demolition Work

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

The outbuilding is currently used as garden store however it has very restricted head height making access impracticable.  
Height at the lowest point is 1232mm and a maximum of 2000mm however a mid support beam reduces head heights again to 1462mm.  
There also appears to be a vertical crack in the stone boundary wall with the neighbouring property

## 6. Related Proposals

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

☐ Yes ☒ No

## 7. Neighbour and Community Consultation

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

☒ Yes ☐ No

If Yes, please provide details:

Mr Porter has consulted his neighbours and informed them of his proposals to demolish the outbuilding. The outbuilding is not connected to any adjacent property and its demolition will not damage adjacent property.

## 8. 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

## 9. 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

Insufficient information issued  
Requested heritage statement including photographs, location plans and scaled drawings to support the application.

## 10. 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?

## 11. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

**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\* of any**

## 11. Ownership Certificates and Agricultural Land Declaration

part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant  
☐ The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

☒ Declaration made

## 12. 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)