

RSCE CONSULTING ENGINEERS

Chartered Civil Engineers
Building and Structural Designers
Geotechnical and Foundations Consultants

Thornley – Knott Farm Barn

Proposed Conversion to Single Dwelling

Planning Application ref. No. 3/2023/0367

Planning Appeal Statement

Application for Planning Permission for Change of Use from former agricultural barn building and conversion to single dwelling house Use Class C3(a), was submitted to the Local Planning Authority (LPA) Ribble Valley Borough Council on 5th May 2023 and registered as a valid Application by LPA on 2nd June 2023.

A previous Planning Application ref. 3/2022/0820 for a similar but slightly larger proposal with extensions to the subject building, was submitted on 27th August 2022 and registered as a valid Application on 26th September 2022, but was subsequently withdrawn following comments from the LPA Planning Officer: those comments were taken into account and incorporated within the present design submission Application ref. 3/2023/0367.

The present 5th May 2023 Application ref. 3/2023/0367 Submission documents are listed below :

- RSCE Drawing No. 3526-003 Rev A Existing Plans and Elevations
- RSCE Drawing No. 3526-004 Rev G Proposed Plans and Elevations
- RSCE Drawing No. 3526-005 Rev D Site Location and Block Plan
- RSCE Structural Inspection Report ref. 3526-1
- RSCE Design and Access Statement Rev A

- Ecology Advice Letter and Initial Report prepared by Ecology Services UK Ltd. and dated 7th October 2022 was forwarded separately to the LPA on 19th May 2023 prior to validation and registration of the Application on 2nd June 2023.

In addition, copies of the following documents were forwarded to the LPA subsequent to validation and registration of the Application ref. 3/2023/0367 :

- Bat Emergence Survey Report prepared by Ecology Services UK Ltd. was forwarded to the LPA on 14th August 2023
- Amended RSCE Drawing No. 3526-004 Rev H was forwarded to the LPA on 2nd July 2024 in response to delayed comments from the LPA Planning Officer.

A chronological summary of relevant correspondence/emails relating primarily to Extensions of Time agreed between the LPA and RSCE/Applicant is attached to this Statement.

We record that there were three Extensions of Time agreed during the approximate five months up to 24th October 2023, all of which lapsed. We understand and acknowledge that LPA staffing shortages may have had some relevant impact.

During the period November 2023 up to mid June 2024 (approximately 7½ months) we record no other correspondence of any relevant significance.

We record that there were two further Extensions of Time agreed during the approximate three months from mid June 2024 up to 13th September 2024.

The belated comments outlined within the LPA email dated 12th June 2024 to RSCE were addressed fully within the RSCE email response dated 2nd July 2024 to which our amended RSCE Drawing No. 3526-004 Rev H was attached. We record and note that this amended drawing No. 3526-004 Rev H has not been recorded by the LPA within their website documentation list appertaining to this Application ref. 3/2023/0367.

During the period 9th September 2024 up to the present 13th November 2024 (approximately two months) we record no other correspondence of any relevant significance; no further request for Extension of Time; nor any evidence of Determination of this Planning Application ref. 3/2023/0367 which was submitted on 5th May 2023, and registered as a valid Application on 2nd June 2023, approximately 17½ months previously.

We assert that :

- We have provided all the information requested by the LPA upon submission of the Application, or within a reasonable short time scale following request, and we are not aware of any outstanding information or documentation necessary to enable Determination of this Application.
- The period of approximately 12 months from registration of the Application until receipt of relevant comments and concerns from the LPA relating to the Application proposals within the LPA email dated 12th June 2024, is considered to be unreasonable and excessive. The RSCE/Applicant responses to these LPA comments and concerns were outlined in our RSCE email dated 2nd July 2024 to which our appropriately amended RSCE Drawing No. 3526-004 Rev H was attached.
- The LPA has failed to comply with all five of the agreed Extensions of Time, and has failed to determine this Application ref. 3/2023/0367 within a reasonable time frame.

The following document supplements this Statement and comprises a brief summary of relevant email correspondence primarily relating to Extensions of Time agreed between the Local Planning Authority and the RSCE/Applicant following submission of the subject Re-Application for Planning Permission (not determined) in May 2023 ref. 3/2023/0367, together with relevant Appendix Items 1 to 10 :

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Thornley – Knott Farm Barn

Proposed Conversion to Single Dwelling

Planning Application ref. 3/2023/0367

Summary of Relevant email Correspondence Relating to Extensions of Time

The following is a brief summary of relevant email correspondence primarily relating to Extensions of Time agreed between the Local Planning Authority and the RSCE/Applicant following submission of the subject Re-Application for Planning Permission (not determined) in May 2023 ref. 3/2023/0367 :

19 th May 2023	email from RSCE Consulting Engineers (RSCE) to Local Planning Authority (LPA) enclosing Ecology Advice letter and initial report from Ecology Services UK Ltd., dated 7 th October 2022, in response to Invalid Application email from LPA to RSCE dated 16 th May 2023 Refer Appendix Item 1
2 nd June 2023	Planning Application ref. 3/2023/0367 registered by LPA
11 th July 2023	email trail dated 11 th July 2023 relating to First Extension of Time up to 11th August 2023 Refer Appendix Item 2
18 th July 2023	email trail dated 18 th July 2023 relating to Second Extension of Time up to 8th September 2023 Refer Appendix Item 3
14 th August 2023	email dated 14 th August 2023 enclosing Bat Emergence Survey Report by Ecology Services Ltd Refer Appendix Item 4

23rd September 2023 email trail from 23rd September 2023 to 3rd October 2023 relating to
to 3rd October 2023

Third Extension of Time up to 24th October 2023

Refer Appendix Item 5

9th November 2023 email dated 9th November 2023 following Non Determination at lapsed
Extension of Time

Refer Appendix Item 6

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NOTE :

NO OTHER FURTHER CORRESPONDENCE OF SIGNIFICANCE

Between 9TH November 2023 up to 12th June 2024

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12th June 2024 Email dated 12th June 2024 from LPA to RSCE detailing comments and
concerns relating to the Application and offering opportunity to submit
alterations

Refer Appendix Item 7

12th June 2024 email trail from 12th June 2024 to 13th June 2024 relating to
to 13th June 2024

Fourth Extension of Time up to 19th July 2024

Refer Appendix Item 8

2nd July 2024 email dated 2nd July 2024 outlining RSCE/Applicant response to LPA
email dated 12th June 2024 (refer Appendix Item 7 below) and
enclosing RSCE amended drawing No. 3526-004 Rev H

Refer Appendix Item 9

5th to 9th eMail trail from 5th September 2024 to 9th September 2024 relating to
September 2024

Fifth Extension of Time up to 13th September 2024

Refer Appendix Item 10

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NOTE :

NO OTHER FURTHER CORRESPONDENCE OF SIGNIFICANCE

Between 9TH September 2024 up to 11th November 2024

and NO RECORD OF DETERMINATION ON LPA WEBSITE

and NO FURTHER REQUEST RECEIVED FOR EXTENSION OF TIME

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The following Appendices No. 1 to 10 below contain copies of the email correspondence
referred to in the above Summary :

Appendix : Copy emails, enclosures and correspondence referred to above in the Summary

Appendix Item 1

Email dated 19th May 2023 enclosing Ecology Survey & Assessment by Ecology Services Ltd

RSCE Consulting Engineers

To: Lesley Lund

Fri 19/05/2023 07:59

Ecology Advice Letter Knotts Farm

[Encl. Final 7th Oct 2022[2110][34722].pdf]

Lesley

I refer to your "Invalid" email below and am pleased to attach an Ecology Survey and Assessment undertaken by Ecology Services Ltd., and which includes the initial Bat Survey, as requested.

The attached report confirms the likely presence of bats and we have commissioned a detailed follow up survey by Ecology Services Ltd. with their recommendations which will be implemented in full, and which will be forwarded to you as soon as it is available.

Notwithstanding, we would presume that this matter could if necessary, be Conditioned, to avoid any unnecessary delay with this Application.

Please let me know if you have any further queries.

Regards

Robert Sparks B.Eng., M.Eng., C.Eng., MICE
Chartered Engineer
RSCE Consulting Engineers



Appendix Item 2

Email Trail dated 11th July 2023 re : First Extension of Time up to 11th August 2023

From: [REDACTED]

Sent: 11 July 2023 08:56

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: 3/2023/0367 Knott Farm

Will Hopcroft

I refer to your email below and confirm that emergence surveys have already been instructed but as yet we do not have a schedule with dates.

Extension of time to 11th August 2023 is acceptable to us, but please bear in mind that we are in the hands of the Specialist to produce reports well in advance of that date, so that we and you have time to properly address.

Regards

Robert Sparks B.Eng.,M.Eng.,C.Eng., MICE

Chartered Engineer

RSCE Consulting Engineers

[REDACTED]

From: [REDACTED]

Sent: 11 July 2023 08:45

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: 3/2023/0367 Knott Farm

Hi Robert,

I hope you are well.

As below, we won't be able to determine the application without receiving and assessing the emergence surveys. As such I propose an EoT to the determination deadline to approx. 4 weeks from now (assuming you will have the surveys done and written up by then) to allow for this to happen – does Friday 11th August sound acceptable?

Many thanks,

Will Hopcroft

Senior Planning Officer

[REDACTED]

Appendix Item 3

Email Trail dated 18th July 2023 re : Second Extension of Time up to 8th September 2023

*From: RSCE Consulting Engineers [REDACTED]
Sent: Tuesday, July 18, 2023 12:00 PM
To: Will Hopcroft [REDACTED]
Cc: Ashleybob . [REDACTED]
Subject: FW: 3/2023/0367 Knott Farm*

Will

I refer to email trail below and am informed that the very earliest the Specialist can complete the emergence bat surveys is 24th August, weather permitting, and the weather has not been particularly helpful of late.

Consequently may we request a further extension of time until at least the end of August 2023.

Regards

*Robert Sparks B.Eng.,M.Eng.,C.Eng.,MICE
Chartered Engineer
RSCE Consulting Engineers
[REDACTED]*

*From: [REDACTED]
Sent: 18 July 2023 12:06
To: [REDACTED]
[REDACTED]
Subject: RE: 3/2023/0367 Knott Farm*

*Hi Robert,
That is fine – shall we agree to Friday 8th September initially?
Thanks,*

*Will Hopcroft
Senior Planning Officer
[REDACTED]*

Appendix Item 4

Email dated 14th August 2023 enclosing Bat Emergence Survey Report - Ecology Services Ltd

*RSCE Consulting Engineers
To: Will Hopcroft
Cc: Ashley Martin; Ena Tansley*

Mon 14/08/2023 19.59

[encl. ESUK Advice letter Knott Farm FINAL 13th August 2023.pdf]

Will Hopcroft

*I have now received the Ecology Survey Report and attach copy of the Survey Report by Ecology Services UK Ltd. Dated 13th August 2023, as you requested.
The Advice and Recommendations noted therein are straightforward and I confirm that they will be implemented in full.
I trust that you are now able to determine this Application, but please let me know if you have any further queries.*

Regards

***Robert Sparks B.Eng., M.Eng., C.Eng., MICE
Chartered Engineer
RSCE Consulting Engineers***



Appendix Item 5

Email Trail from 23rd September 2023 to 3rd October 2023

re : Third Extension of Time up to 24th October 2023

RSCE Consulting Engineers

Sat 23/09/2023 06:20

Will Hopcroft

Are you able to confirm the status of this Application or do we need to agree an extension of time for determination ?

Regards

Robert Sparks B.Eng.,M.Eng.,C.Eng.,MICE

Chartered Engineer

RSCE Consulting Engineers

[Redacted]

.....
Will Hopcroft

Tue 03/10/2023 18:04

Hi Robert

My apologies it has been extremely busy recently in particular given high officer turnover. If we could agree an Extension of Time for an additional 3-weeks (24-10-23) I will look to progress as this as soon as possible and come back to you in substance tomorrow.

Thanks

Will Hopcroft

Senior Planning Officer

.....
RSCE Consulting Engineers

To:Will Hopcroft

Cc:Ena Tansley;Ashley Martin

Tue 03/10/2023 20:18

Will Hopcroft

I refer to your email below and on behalf of our clients express our disappointment that yet another extension of time is necessary, however notwithstanding I confirm that we accept an extension of time to 24th October 2023 as requested.

Regards

Robert Sparks B.Eng.,M.Eng.,C.Eng.,MICE

Chartered Engineer

RSCE Consulting Engineers

[Redacted]

Appendix Item 6

Email dated 9th November 2023 Following Non Determination at Lapsed Extension of Time

*RSCE Consulting Engineers
To: Will Hopcroft
Cc: Ena Tansley; Ashley Martin*

Thu 09/11/2023 03:46

*Will Hopcroft
I note that the further additional extension to 24th October 2023 has lapsed a little while ago without any response of substance and query whether or not you are able to determine this Application, and if so then are you able to provide a realistic and achievable time scale to enable the Applicant to plan accordingly.
I appreciate the difficulties in relation to staffing and trust that you will also appreciate our difficulty relating to planning for this Project.*

Regards

***Robert Sparks B.Eng., M.Eng., C.Eng., MICE**
Chartered Engineer
RSCE Consulting [REDACTED]
[REDACTED]*

*Will Hopcroft [REDACTED]
To: You
Cc: Ena Tansley; Ashley Martin*

Thu 09/11/2023 20:23

Robert, my apologies I will come back to you immediately on this.

*Will Hopcroft
Senior Planning Officer
[REDACTED]*

NOTE :
NO FURTHER CORRESPONDENCE OF SIGNIFICANCE
Between 9TH November 2023 up to 12th June 2024

Appendix Item 7

Email dated 12th June 2024

Stephen Kilmartin <[REDACTED]>

To: You

Wed 12/06/2024 17:47

Dear Mr Sparks,

I am emailing you in respect of the above referenced application insofar that following our telephone call I was made aware you may not have received my previous communications due to being out of the county.

In respect of the proposal I have a number of concerns/observations as follows:

- 1. The cumulative number and nature/configuration of the openings on the north east elevation undermines the inherent character of the building with the introduction of the large central glazed element also considered to be incongruous and unsympathetic.*
- 2. The cumulative number and proportioning/configuration of the openings on the south west elevation, in concert with the excessive number of rooflights would result in a form of development that fails to protect or enhance the character of the existing building in its current form*
- 3. The majority of the new fenestrational introductions into the building are of an overtly domestic appearance which further undermines the inherent character of the building*

Taking account of the above it is the view of the authority that the development, in its current form, could not be supported. As such I would be obliged if you could confirm as to whether you intend to address these matters or as to whether the authority should proceed to determine the application based on the currently submitted information.

Regards

Stephen Kilmartin

Stephen Kilmartin – Principal Planning & Urban Design Officer

E-mail: [REDACTED]

Appendix Item 8

Email Trail from 12th June 2024 to 13th June 2024

re : Fourth Extension of Time up to 19th July 2024

RSCE Consulting Engineers

To: Stephen Kilmartin

Bcc: [REDACTED]

Wed 12/06/2024 21:39

Stephen Kilmartin

I refer to your email below and thank you for your comments.

It has been some time since we spoke and I am currently away from my office now until 24th June after which I will address the matters which you have raised and amend our Submission accordingly. I trust that this further delay will not inconvenience you.

Regards

Robert Sparks B.Eng., M.Eng., C.Eng., MICE

Chartered Engineer

RSCE Consulting [REDACTED]

[REDACTED]

Stephen Kilmartin <[REDACTED]>

To: You

Wed 12/06/2024 21:49

Robert,

No problem at all, can we therefore agree an interim extension of time until July the 19th?

Regards

Stephen Kilmartin – Principal Planning & Urban Design Officer

E-mail: [REDACTED]

RSCE Consulting Engineers

To: Stephen Kilmartin

Bcc: [REDACTED]

Thu 13/06/2024 05:48

Stephen

Extension of time is agreed as you propose.

Regards

Robert Sparks B.Eng., M.Eng., C.Eng., MICE

Chartered Engineer

Tel [REDACTED]

Appendix Item 9

Email dated 2nd July 2024 Outlining RSCE/Applicant Response to LPA email dated

12th June 2024 (refer Appendix Item 7 above) and enclosing RSCE amended drawing

No. 3526-004 Rev H

RSCE Consulting Engineers

To: Stephen Kilmartin

Bcc: [REDACTED]

Tue 02/07/2024 23:36

[encl. 3526-004-Rev H-Knott Farm Barn Conversion-Proposed Plans and Elevations-Model.pdf]

Stephen Kilmartin

*I refer to the email trail below and in particular to your comments in your email dated 12th June 2024 and which are reproduced below in **red text**, and we respond in **blue text** as follows :*

- 1. **The cumulative number and nature/configuration of the openings on the north east elevation undermines the inherent character of the building with the introduction of the large central glazed element also considered to be incongruous and unsympathetic.***

The larger central glazed element in the proposed north east elevation was intended to provide natural light into the large internal entrance hall areas. It was also intended to reproduce the existing larger opening to the more modern steel framed extension at the north end of the barn. As such, we did not consider this element to be incongruous or unsympathetic, however, in view of your comments we have agreed to delete this larger opening and reinstate the existing single door and window openings into the proposed new internal entrance hall. The single door opening has been retained in its existing location but the existing window opening has been re-located very slightly to align with the existing opening at first floor level above and directly alongside the door. This revision is shown on the attached amended drawing No. 3526-004 Rev H.

In addition, we have deleted the proposed new bedroom window opening at first floor level to the north of the existing opening.

There are 2 No. proposed windows to the kitchen and side entrance porch in the replacement of the existing modern steel framed extension at the north end of the building, and these are necessary to provide natural light into these rooms with no option to do so at the rear since this wall is a boundary.

All other external door and window openings in this north east elevation are existing and are proposed for retention.

We attach copy of our amended drawing No. 3526-004 Rev H showing proposed amendments as outlined above relating to the north east elevation, and which we

consider to be entirely sympathetic to the agricultural development of this building and its proposed conversion for use as a domestic dwelling.

2. *The cumulative number and proportioning/configuration of the openings on the south west elevation, in concert with the excessive number of rooflights would result in a form of development that fails to protect or enhance the character of the existing building in its current form*

The existing south west elevation currently has no door or window openings and this is not considered either practical or desirable to facilitate a successful conversion of this building for domestic use.

With regard to your comments we have deleted the proposed ground floor window located near the bottom of the staircase.

The first floor north bedroom window which we originally located in the north east elevation (refer Item 1 above) has been re-located to the private south west elevation at the rear, so that each of the two first floor bedrooms has a window at the rear providing natural light.

We have retained the double glazed doors around the central part of the south west elevation to provide natural light into the main entrance hall and living areas at the rear of the building in an area which is entirely private and not visible to any other nearby property or access point.

The north and south annex ends of the south west elevation have been maintained entirely free of door/window openings.

There are currently at least 3 No. larger rooflights in the existing roof together with several smaller glazed openings. We have revised the attached amended drawing No. 3526-004 Rev H to show 3 No. conservation type roof lights in the main two storey part of the building, reduced from the original 4 No. proposed.

We attach copy of our amended drawing No. 3526-004 Rev H showing proposed amendments as outlined above relating to the south west elevation, and which we consider to be sympathetic to the form of the existing agricultural building and its proposed conversion for use as a domestic dwelling.

3. *The majority of the new fenestrational introductions into the building are of an overtly domestic appearance which further undermines the inherent character of the building*

We have revised the proposed double entrance doors in the side north west elevation to stable type doors with separate top and bottom openings, which are deemed more sympathetic to the existing original agricultural building, and we attach copy of our amended drawing No. 3526-004 Rev H showing proposed amendment.

This proposal is for conversion of the existing original agricultural building for use as a domestic dwelling and we consider that the proposal as amended and shown on the attached drawing No. 3526-004 Rev H is sympathetic to the original form and use of the building for agricultural purposes, with only minor additions and alterations to facilitate the proposed conversion for use as a small domestic dwelling.

We do not accept that the proposal as amended, has an "overtly domestic appearance" overall.

We consider the proposal as amended, to be sympathetic to the original form of the agricultural building and do not accept that it “undermines the inherent character of the building”; indeed we consider that the proposal as amended, will enhance the form, appearance and character of the building and enable its conservation for future generations.

Please refer to the attached amended RSCE drawing No. 3526-004 Rev H which we trust will enable you to determine this Application, however should you require any further information or wish to discuss any aspect of this proposed development further, then please do not hesitate to contact me.

Regards

Robert Sparks B.Eng.,M.Eng.,C.Eng.,MICE
Chartered Engineer
RSCE Consulting Engineers
[Redacted]

Appendix Item 10

Email Trail from 5th September 2024 to 9th September 2024

re : Fifth Extension of Time up to 13th September 2024

RSCE Consulting Engineers

To:Stephen Kilmartin

Cc:[Redacted] Ashleybob .

Thu 05/09/2024 23:35

[encl. 3526-004-Rev H-Knott Farm Barn Conversion-Proposed Plans and Elevations-Model.pdf]

Stephen Kilmartin

I refer to our email below dated 2nd July 2024 and to our revised drawing No. 3526-004 Rev H which was attached thereto, and note firstly that I have no record of any response to date and that this Application has apparently not yet been determined by the extended due date of 19th July 2024.

I also note that our amended drawing No. 3526-004 Rev H previously attached to our 2nd July email has not been recorded as part of the Submission documentation on your website.

We would be most grateful if you would provide an update regarding the status of this Application as soon as possible.

Regards

Robert Sparks B.Eng.,M.Eng.,C.Eng.,MICE
Chartered Engineer
[Redacted]

Stephen Kilmartin<[REDACTED]>
To:You

Mon 09/09/2024 17:37

Robert,

Apologies for the delay, it would appear your original email may have went astray. Having had a look at the amended details can we agree an extension of time until Friday (13th) to allow for the application to be determined and passed to the head of planning?

Regards

Stephen Kilmartin – Principal Planning & Urban Design Officer

E-mail: [REDACTED]

RSCE Consulting Engineers

To:Stephen Kilmartin

Cc:Ena Tansley;Ashleybob .

Mon 09/09/2024 17:47

Stephen Kilmartin

I refer to your email below and confirm our agreement to extension of time until Friday 13th September 2024.

Regards

Robert Sparks B.Eng.,M.Eng.,C.Eng.,MICE
Chartered Engineer

[REDACTED]

NOTE :

NO FURTHER CORRESPONDENCE OF SIGNIFICANCE
Between 9TH September 2024 up to 11th November 2024

and

NO RECORD OF DETERMINATION ON LPA WEBSITE

and

NO FURTHER REQUEST RECEIVED FOR EXTENSION OF TIME
