



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

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

| | |
|----------------|--|
| Number | <input type="text" value="18"/> |
| Suffix | <input type="text"/> |
| Property Name | <input type="text"/> |
| Address Line 1 | <input type="text" value="Church Street"/> |
| Address Line 2 | <input type="text"/> |
| Address Line 3 | <input type="text" value="Lancashire"/> |
| Town/city | <input type="text" value="Ribchester"/> |
| Postcode | <input type="text" value="PR3 3XP"/> |

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

| | |
|-------------------------------------|-------------------------------------|
| Easting (x) | Northing (y) |
| <input type="text" value="365017"/> | <input type="text" value="435199"/> |

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Replace an old roof dormer window (approx 1000mm x 750mm), which was causing extensive leaks, sodden joists and severe damp, with two wood surround double glazed velux skylights (690mm x 470mm).

Has the work already been started without consent?

- Yes
 No

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

28/07/2002

Has the work already been completed without consent?

- Yes
 No

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

28/07/2002

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

Immunity from Listing

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

Yes

No

Demolition of Listed Building

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

Yes

No

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).

Old flat roof dormer window (approx 1000mm x 750mm) which was badly constructed, totally unsuitable for our kind of roof, causing extensive leaks, sodden joists and damp starting in walls.

Remove and replace with two wood surround velux double glazed skylights (690mm x 470mm) keeping them in line with others along the row

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

Type:

Windows

Existing materials and finishes:

Single glazed wood flat roof dormer

Proposed materials and finishes:

Two double glazed wood surround velux windows

Are you supplying 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

As photo attached

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes

No

Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

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

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

Good morning,

General requirements for obtaining Listed Building Consent are set out in the following link:-

[Consent and Planning Permission Requirements: Listed Building Consent | Historic England](#)

Failure to obtain the necessary consent and the implications of this are set out in the following link

[Unauthorised Works and Heritage Crime: Preventing and Reversing Unlawful Works | Historic England](#)

A homeowner is entitled to undertake like-for-like repair works to their Listed Building without necessarily needing Listed Building Consent. The Council can provide general advice (free) on the need for LBC if details are provided. But the extent of the works you have described are not like-for like and go beyond reasonable repair and so would need an application for consent.

As you can see by reading the unauthorised works link , an enforcement notice can be served at any time – even many years after unlawful works have been carried. Without more details I cannot say whether the works that have been carried out have resulted in harm to historic fabric, if so the extent of the harm and whether it would be expedient to serve a Notice. It may be that it wouldn't be expedient, however even so please be aware this issue is likely to come up on any future house sale, and so you may wish to apply retrospectively for the works to seek to regularise them.

I trust this information is of assistance.

Kind Regards

Lyndsey

Lyndsey Hayes

Head of Development Management and Building Control

Economic Development and Planning

Ribble Valley Borough Council

Lyndsey.Hayes@ribblevalley.gov.uk

www.ribblevalley.gov.uk

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.

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?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

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 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

03/07/2023

Declaration made

Declaration

I / We hereby apply for Householder planning & listed building consent as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

J Baker

Date

03/07/2023