



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 (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

24

Suffix

Property Name

Rock House

Address Line 1

Church Street

Address Line 2

Address Line 3

Lancashire

Town/city

Clitheroe

Postcode

BB7 2DG

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

Easting (x)

374454

Northing (y)

442040

Description

## Applicant Details

### Name/Company

Title

Mr & Mrs

First name

Surname

Bailey

Company Name

### Address

Address line 1

24 Rock House Church Street

Address line 2

Address line 3

Town/City

Clitheroe

County

Lancashire

Country

Postcode

BB7 2DG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Works to convert outbuilding to a dwellinghouse with addition of a front porch

Has the development or work already been started without consent?

☐ Yes

☒ No

## 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

## Demolition of Listed Building

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

☐ Yes

☒ No

## Related Proposals

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

- ☒ Yes  
☐ No

If Yes, please describe and include the planning application reference number(s), if known

Planning Application

Proposed change of use and conversion of outbuilding to a dwellinghouse (Class C3) with addition of a front porch

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this 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).

BS 1235\_01\_Location Plan  
BS 1235\_02\_Block Plan  
BS 1235\_03\_Existing Plans  
BS 1235\_04\_Existing Elevations  
BS 1235\_05\_Existing Sections  
BS 1235\_06\_Proposed Plans  
BS 1235\_07\_Proposed Elevations  
BS 1235\_08\_Proposed Sections

Materials

## 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:**

External walls

**Existing materials and finishes:**

Render over natural stone

**Proposed materials and finishes:**

Natural stone repointed with lime mortar, openings infilled with natural stone to match existing and pointed with lime mortar

**Type:**

Roof covering

**Existing materials and finishes:**

Lean-to roof with profiled steel roofing sheets

**Proposed materials and finishes:**

Lean-to roof with zinc clad standing seam roof with natural finish

**Type:**

Windows

**Existing materials and finishes:**

Painted timber sliding sash windows

**Proposed materials and finishes:**

Painted timber sliding sash windows to match existing

**Type:**

External doors

**Existing materials and finishes:**

Painted steel garage doors

**Proposed materials and finishes:**

Painted timber part glazed stable doors

**Type:**

Ceilings

**Existing materials and finishes:**

No existing ceilings

**Proposed materials and finishes:**

Plasterboard and skim

**Type:**

Internal walls

**Existing materials and finishes:**

Cement render

**Proposed materials and finishes:**

Lime plaster to existing walls, plasterboard dry-lining to new work

**Type:**

Floors

**Existing materials and finishes:**

Ground bearing concrete slab and suspended timber first floor

**Proposed materials and finishes:**

Ground bearing concrete slab complete with insulation and suspended timber upper floor

**Type:**

Internal doors

**Existing materials and finishes:**

no existing internal doors

**Proposed materials and finishes:**

new timber internal doors

**Type:**

Rainwater goods

**Existing materials and finishes:**

Main building - lead lined stone gutters with uPVC rainwater pipes Lean-to - uPVC gutters and rainwater pipes

**Proposed materials and finishes:**

Main Building - Lead lined stone gutters with painted cast iron rainwater pipes Lean-to - Painted cast iron gutters and rainwater pipes

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

BS 1235\_01\_Location Plan  
BS 1235\_02\_Block Plan  
BS 1235\_03\_Existing Plans  
BS 1235\_04\_Existing Elevations  
BS 1235\_05\_Existing Sections  
BS 1235\_06\_Proposed Plans  
BS 1235\_07\_Proposed Elevations  
BS 1235\_08\_Proposed Sections  
Heritage Statement  
Design & Access Statement  
Planning Statement  
Preliminary Bat Roost Assessment

## Neighbour and Community Consultation

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

☒ Yes

☐ No

If Yes, please provide details

The applicants have consulted their neighbours in connection with the development and the owners of 11 York Street, 13 York Street, 15 York Street, 17 York Street and Crammond Coach House have confirmed they have no objections to the proposed conversion.

## 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

## 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

### Certificates under 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

### 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 (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

Nicholas

Surname

White

Declaration Date

14/11/2023

☒ Declaration made

## Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Nicholas White

Date

14/11/2023