



RIBBLE VALLEY
BOROUGH COUNCIL

PP-12603650

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)

Northing (y)

374454

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

Mr

First name

Nicholas

Surname

White

Company Name

Glovers Project Services

Address

Address line 1

Glovers Project Services Ltd.

Address line 2

The Old Tannery

Address line 3

Eastgate

Town/City

Accrington

County

Country

United Kingdom

Postcode

BB5 6PW

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

Does the proposed development require any materials to be used?

Yes
 No

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