



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

Suffix

Property Name

Fair Oak Barn

Address Line 1

Fair Oak Farm

Address Line 2

Leagram in Bowland

Address Line 3

Town/city

Preston

Postcode

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

Easting (x)

364800

Northing (y)

446019

Description

Fair Oak Farm is a farm group marked on the map and Fair Oak House and Farm, bounded by the River Hodder and Dunsop Road to the east and Little Bowland Road to the west. The site of the barn is to the west side of the farm group immediately to the south of the copse of trees and northwest of the larger C20th farm buildings.

## Applicant Details

### Name/Company

Title

Mr

First name

John

Surname

West

Company Name

### Address

Address line 1

Fair Oak Farm

Address line 2

Leagram in Bowland

Address line 3

Town/City

Preston

County

Country

Lancashire

Postcode

PR3 2QT

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Agent Details

Name/Company

Title

Mr

First name

James

Surname

Innerdale

Company Name

James Innerdale Architect and Historic Buildings Consultant

## Address

Address line 1

5 Gildersbank

Address line 2

Address line 3

Town/City

Clapham

County

Lancaster

Country

United Kingdom

Postcode

LA2 8EG

## 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)

Stripping and re-roofing of the barn, including repairs to the timber roof structure; localised re-building, reinforcement and stitching of masonry cracks, unstable and partially collapsed sections, including the introduction of additional structural support in teh for of tie bars with patress plates to the north end of the main barn and south end of the outshut.

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

## 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).

137FO-01-01 and 02  
137FO-02-01A and 02  
Structural Report  
Desing Access and Heritage Statement (including photographs)

## 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:**

Roof covering

**Existing materials and finishes:**

Stone slate to the front elevation and true slate to the rear

**Proposed materials and finishes:**

Stone slate to the front elevation and true slate to the rear (re-using exg where possible)

**Type:**

External walls

**Existing materials and finishes:**

Limestone solid masonry with lime and more recent cement mortars

**Proposed materials and finishes:**

Limestone solid masonry with lime mortars, rebuilding with material found on site or import to march exg.

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

137FO-01-01 and 02  
137FO-02-01A and 02  
Structural Report  
Desing Access and Heritage Statement (including photographs)

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the 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

## 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

If No, can you give appropriate notice to all the other owners?

Yes

No

### Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

**Name of Owner:**

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

**House name:**

Fair Oak Farm

**Number:**

**Suffix:**

**Address line 1:**

Leagram in Bowland

**Address Line 2:**

**Town/City:**

Nr Preston

**Postcode:**

PR3 2QT

**Date notice served (DD/MM/YYYY):**

02/09/2024

**Person Family Name:**

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

James

Surname

Innerdale

Declaration Date

02/09/2024

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

James Innerdale

Date

02/09/2024