



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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

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

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

To re-instate the original school bell.

Has the 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

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).

The application is to re-instate the original school bell into the existing bell cote which is fixed to the top of the building.

- 1 Location Plan
- 2 Photograph of house and existing bell cote x2
- 3 Heritage Statement
- 4 Statement of methodology Ribble Valley Stonemasonry Limited 27th March 2024
- 5 Material datasheet and detailed specification of Longridge Sandstone/Cumbrian Stone Limited
- 6 Photograph of existing fractured stonework and fitting to be removed and replaced
- 7 Drawing Calibre Metalwork ref: 620/A/100[A] and appendix x2
- 8 Written Method Statement Calibre Metalwork
- 9 Photographs and dimensions of original bell x4
- 10 Photograph and specification braid on braid rope
- 11 Design and Access Statement

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:
Other

Other (please specify):
Bell Cote

Existing materials and finishes:
Remove two existing fractured and split stones.

Proposed materials and finishes:
Replace with two new pieces of Longridge Fell Sandstone (technical datasheet supplied), masoned to match the originals in all dimensions and shaping.

Type:
Other

Other (please specify):
Roller bearing and rotational bar

Existing materials and finishes:
No existing remain.

Proposed materials and finishes:
New roller bearing and rotational bar to be fabricated. Specification mild steel S275 in paint finish 1-RAL Black.

Type:
Other

Other (please specify):
Bell Pull

Existing materials and finishes:
No existing remain.

Proposed materials and finishes:
6mm English Braid - classic heat set and pre-stretched braid on braid polyester rope

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

- 1 Location Plan
- 2 Photograph of house and existing bell cote x2
- 3 Heritage Statement
- 4 Statement of methodology Ribble Valley Stonemasonry Limited 27th March 2024
- 5 Material datasheet and detailed specification of Longridge Sandstone/Cumbrian Stone Limited
- 6 Photograph of existing fractured stonework and fitting to be removed and replaced
- 7 Drawing Calibre Metalwork ref: 620/A/100[A] and appendix x1
- 8 Written Method Statement Calibre Metalwork
- 9 Photographs and dimensions of original bell x4
- 10 Photograph and specification braid on braid rope
- 11 Design and Access Statement

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

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

15/11/2024

Details of the pre-application advice received

Telephone call and follow up e-mail re application references 2024/0335 and 2024/0336 approved on the 25th July 2024. Discussion re proposed change to install bell pull to the exterior of the property meaning that this would result in a material change to the external appearance of the property and so would fall into the realm of operational development and require planning permission. This would mean a separate application for planning permission in addition to Listed Building Consent. This application replicates in part the approvals already received for applications 2024/0335 and 2024/0336, it includes the additional information in respect of the conditions applied to those applications and not previously submitted. This application includes the new requirements for the bell pull to be positioned on the exterior of the building.

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

Mr & Mrs

First Name

Steven

Surname

Boswell

Declaration Date

25/02/2025

Declaration made

Declaration

I/We hereby apply for Householder planning & 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

Steven Boswell

Date

01/04/2025

Amendments Summary

RVBC reference your e-mail 12/3 from 'planningvalidation ...' re 'Invalid 3/2025/0164'.

Psa new elevation drawings (existing north western elevation), proposed elevation (principal north western elevation), proposed section drawing.

Also please see revised Heritage Statement dated 20250331 with revision to paragraph 5.7.

Thank you