



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

Eaves House Farm

Address Line 1

Waddington Road

Address Line 2

Address Line 3

Lancashire

Town/city

West Bradford

Postcode

BB7 3JF

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

Easting (x)

373281

Northing (y)

444679

Description

## Applicant Details

### Name/Company

Title

Mr and Mrs

First name

Surname

O'Gorman

Company Name

### Address

Address line 1

Eaves House Farm Waddington Road

Address line 2

Waddington Road

Address line 3

Town/City

West Bradford

County

Lancashire

Country

Postcode

BB7 3JF

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)

Proposed conversion of Green Barn to create 1no dwelling with associated parking and amenity space. Conversion of Outbuilding 02 to form 2no double garages to serve the proposed barn conversion and Eaves House Farm. Partial Conversion of Outbuilding 01 to form new home office in relation to Eaves House Farm.

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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- Yes  
 No

b) Demolition of a building within the curtilage of the listed building

- Yes  
 No

c) Demolition of a part of the listed building

- Yes  
 No

Please provide a brief description of the building or part of the building you are proposing to demolish

The part of the barn to be removed consists of a modern concrete lean-to structure which adjoins the north west elevation of the barn.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The concrete lean-to is in poor condition and is considered harmful to the character and appearance of the building and is proposed for removal.

## 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).

Please refer to application documents.

## 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:**  
Timber

**Proposed materials and finishes:**  
Timber

**Type:**  
External doors

**Existing materials and finishes:**  
Timber

**Proposed materials and finishes:**  
Timber

**Type:**  
Rainwater goods

**Existing materials and finishes:**  
Metal and uPVC

**Proposed materials and finishes:**  
Metal

**Type:**  
Roof covering

**Existing materials and finishes:**  
Mixture of natural slate. Cement / asbestos tiles to outbuilding 01 only.

**Proposed materials and finishes:**  
Natural Slate

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

Please refer to application documents.

## 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

**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

In general, the proposed conversion of the barn was considered to broadly meet the requirements of planning polices DMH3, DMH4 and DMG3 and was considered to be acceptable in principle subject to further assessment of design, external appearance, ecological, and structural surveys as well as proposed internal living arrangements.

The conversion of outbuilding 01 into a home office was considered to be acceptable in principle subject to further assessment of design, visual impact and impact upon the adjoining heritage asset.

The proposed conversion of outbuilding 02 was initially to provide three holiday lets but this was considered to be unacceptable in principle and not likely to be supported. As a result, this proposal has been omitted from the overall scheme and the outbuilding is now intended to be used as garaging.

## 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:**

The Stables

**Number:**

**Suffix:**

**Address line 1:**

Eaves House Farm

**Address Line 2:**

Waddington Road

**Town/City:**

West Bradford

**Postcode:**

BB7 3JF

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

24/03/2025

**Person Family Name:**

**Name of Owner:**

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

**House name:**

Old Eaves Hall

**Number:**

**Suffix:**

**Address line 1:**

Waddington Road

**Address Line 2:**

**Town/City:**

West Bradford

**Postcode:**

BB7 3JF

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

24/03/2025

**Person Family Name:**

**Name of Owner:**

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

**House name:**

Owl Cottage

**Number:**

**Suffix:**

**Address line 1:**

Waddington Road

**Address Line 2:**

**Town/City:**

West Bradford

**Postcode:**

BB7 3JF

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

24/03/2025

Person Family Name:

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Philip

Surname

Cottier

Declaration Date

25/03/2025

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

Matthew Fish

Date

01/04/2025

Amendments Summary

The development description has been changed as per the email received from RVBC dated 01.04.2025.