



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

Cockshotts Farm

Address Line 1

School Lane

Address Line 2

Address Line 3

Lancashire

Town/city

Simonstone

Postcode

BB12 7HR

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

Easting (x)

377624

Northing (y)

434537

Description

Applicant Details

Name/Company

Title

First name

Surname

Starkie

Company Name

c/o Ingham and Yorke,

Address

Address line 1

Huntroyde Estate Office,

Address line 2

Padiham,

Address line 3

Town/City

Burnley

County

Lancashire BB12 7QX

Country

UK

Postcode

BB12 7QX

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

Mrs

First name

Danielle

Surname

Arkwright

Company Name

DCAD

Address

Address line 1

Stonecroft

Address line 2

East End

Address line 3

Ampleforth

Town/City

York

County

Country

United Kingdom

Postcode

YO62 4DA

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Planning: The property/ building is split into two separate dwellings. The proposed work is to remove the non-structural internal partition wall separating the two and to reinstate it as one dwelling. There are no extensions proposed

Listed Building: There are minor internal alterations and renovation work, including (no extension)

External

Stripping back the roof tiles, repairing any timber as needed and replacing the roof tiles

Replacing the windows, which are beyond repair, with timber matching timber frames and slimline double glazing

Removing paint and cement mortar on the external walls and repointing

Relaying pathways around the external areas of the building to create a better system of surface water management to prevent damp

Repair and renew areas of rainwater goods

Reinstate historic windows

Internal

Ground Floor

Create a wider opening in the wall between the dining room and kitchen

Fit new kitchen units and an AGA

Form a new partition wall to create a bootroom and family room

Expose and restore the existing fireplace in the family room, currently boarded up, to create a working woodburning stove within the historic surround

Remove the secondary timber stair to reinstate the historic passageway, and open up the blocked doorway

Two additional wood-burning stoves were fitted in the dining room and sitting room

First Floor

Fit insulation at the ceiling level

Reconfigure the non-structural partition walls to create new bedroom and bathroom spaces

Two new doorways openings to be created in the internal stone walls for a new layout

The enclosed historic firehood is to be retained as existing

Bathroom fixtures fitted

Both floors

Damp areas in the walls and ceilings are to be addressed

A mist fire prevention system proposed

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).

- Existing and Proposed Drawings
- Window and door condition survey
- Window and door details
- Location Plan
- Ecology Surveys and Reports
- Design and Access Statement
- Heritage Impact Statement
- Method Statement
- Mist System details

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: Pointing - mixed cement and lime , render Proposed materials and finishes: Repointing lime pointing mix is to be a 1:3 mix (NHL 3.5: aggregate)
Type: Roof covering Existing materials and finishes: Stone tiles Proposed materials and finishes: Re-use or locally reclaimed stone tiles
Type: Windows Existing materials and finishes: Timber single glazed Proposed materials and finishes: Timber , slimline double glazing
Type: Rainwater goods Existing materials and finishes: Black cast Proposed materials and finishes: Back cast
Type: Internal walls Existing materials and finishes: Wet plaster Proposed materials and finishes: Wet plaster to match up to existing

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

Existing and Proposed Drawings
Window and door condition survey
Window and door details
Location Plan
Ecology Surveys and Reports
Design and Access Statement
Heritage Impact Statement
Method Statement
Mist System details

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

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

Mrs

First Name

Danielle

Surname

Arkwright

Declaration Date

12/12/2025

☒ 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

Danielle Arkwright

Date

19/12/2025

Amendments Summary

Additional description added under two titles: Planning and Listed Building

Proposed ground floor and first floor rev A, denoting the new internals and dimensions added

Due to the historic value of the property, internal changes are minimal, and there are no extensions or demolitions of solid walls, except for three new openings, with standard lintels will have little impact on the overall structure of the historic building. The elevations remain the same dimensions