



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

The Old Rectory

Address Line 1

Gisburn Road

Address Line 2

Address Line 3

Lancashire

Town/city

Bolton By Bowland

Postcode

BB7 4NP

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

Easting (x)

378596

Northing (y)

449318

Description

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Surname

Reed

Company Name

Address

Address line 1

The Old Rectory Gisburn Road

Address line 2

Address line 3

Town/City

Bolton By Bowland

County

Lancashire

Country

Postcode

BB7 4NP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant 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

LS29 8AL

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Restore and re-order the Rectory and construct a new Greenhouse, Garden Store and Gym

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

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).

2594/01/01 - Existing Basement and Roof Plan and OS Location Map
2594/01/02 - Existing Ground Floor Plan and South Elevation
2594/01/03 - Existing Upper Floor Plans, Section and Elevations
2594/01/04 - Approved Veranda to Existing Basement and Roof Plan and OS Location Map
2594/01/05 - Approved Veranda to Existing Ground Floor Plan and South Elevation
2594/01/06 - Approved Veranda to Existing Upper Floor Plans, Section and Elevations
2594/01/07A - Proposed Basement and Roof Plan and OS Location Map
2594/01/08F - Proposed Ground Floor Plan and South Elevation
2594/01/09F - Proposed Upper Floor Plans, Section and Elevations
2594/01/10A - Existing and Proposed Entrance Gates
2594/01/11A - Proposed Greenhouse, Garden Store and Gym
2594/01/12 - Proposed Window and Door Information
25058 the old rectory_Structural Report
1837 George Webster Veranda Drawing
Wales Wales and Rawson Approved Veranda Drawing
Schedule of features with historical significance_10.02.26
Design, Access and Heritage Statement_February 2026

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:

Brick and Render finish

Proposed materials and finishes:

Brick to match existing Render finish to be retained and repaired with new Keim paint system over. Natural timber cladding to Gym

Type:

Roof covering

Existing materials and finishes:

Slate

Proposed materials and finishes:

Slate to match existing to Main House and Garden Store. Single ply membrane with sedum to flat roof of Gym

Type:

Windows

Existing materials and finishes:

Single glazed timber sliding sash windows

Proposed materials and finishes:

New double glazed timber sliding sash windows to main house Aluminium double glazed units to gym Greenhouse will be aluminium glazed structure.

Type:

Internal walls

Existing materials and finishes:

Plastered and dry lined to drawing room west wall

Proposed materials and finishes:

Lime and insulated lime plaster

Type:

Floors

Existing materials and finishes:

suspended timber

Proposed materials and finishes:

Suspended timber floors to be repaired and retained with new underfloor heating system installed.

Type:

Internal doors

Existing materials and finishes:

Timber panelled doors

Proposed materials and finishes:

New timber panelled doors to match existing details

Type:

Rainwater goods

Existing materials and finishes:

Cast iron

Proposed materials and finishes:

New aluminium gutters to match existing profile

Type:

Other

Other (please specify):

External Doors

Existing materials and finishes:

Solid timber and timber and glazed stained / painted timber doors

Proposed materials and finishes:

New timber panelled doors - painted

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

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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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

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2594/01/07A - Proposed Basement and Roof Plan and OS Location Map
2594/01/08F - Proposed Ground Floor Plan and South Elevation
2594/01/10A - Existing and Proposed Entrance Gates

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

Liz

Surname

Haestier

Declaration Date

11/02/2026

☒ 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

Overton Architects

Date

11/02/2026