



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

The Old Stables

Address Line 1

Lowergate

Address Line 2

Address Line 3

Lancashire

Town/city

Clitheroe

Postcode

BB7 1AD

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

Easting (x)

374437

Northing (y)

441782

Description

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Taylor

Company Name

Address

Address line 1

Stanley House

Address line 2

Lowergate

Address line 3

Town/City

Clitheroe

County

Lancashire

Country

United Kingdom

Postcode

BB7 1AD

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

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)

Dismantling of existing boundary wall and adjoining stone-built storage shed. Reconstruction of boundary wall in a revised position. Refurbishment and repair of existing external metal staircase, including the installation of an additional balustrade to the south-west side of the staircase. Installation of a new timber fence along the south-east boundary of the site. Installation of a new automatic sliding gate to the south corner of the site with an accompanying stone gatepost. Improvements to existing vehicle access through the site with associated landscaping.

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

Please refer to application documentation.

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

Please refer to application documentation.

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.

7470 - L01_Location Plan
7470 - E01_Existing Site Plan
7470 - P01_Proposed Plans and Elevations
7470 - P02_Proposed Fence and Gate Details
7470 - P03_Proposed Visualisations
S260724-DR-T-001-Rev A_Topographical Site Survey
S260724-DR-M-002-Rev B_Measured Existing Elevations
Bat Survey
Design, Access and Heritage Statement Version 2.0
Method Statement
Structural Condition Survey

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:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Natural stonework to boundary walling and timber fencing.

Proposed materials and finishes:

Matching natural Stonework to proposed boundary walling and feather edge timber fencing.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Loose gravel hardstanding

Proposed materials and finishes:

Permeable resin bound gravel. Tarmac. Aluminum automatic sliding gate. Gate to have black powder coat finish, with composite slats having an anthracite finish. Natural stone gatepost to match existing walling.

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

7470 - L01_Location Plan
7470 - E01_Existing Site Plan
7470 - P01_Proposed Plans and Elevations
7470 - P02_Proposed Fence and Gate Details
7470 - P03_Proposed Visualisations
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Bat Survey
Design, Access and Heritage Statement Version 2.0
Method Statement
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Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details

The proposals have been discussed in detail with representatives from the Diocese of Salford, of the Roman Catholic Church, who share the boundary wall in question and are in support of the proposals. A letter of support from the diocese has been provided as part of this application.

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?

E.g. All the land is owned by a single individual

- ☐ Yes
- ☒ No

Is the land owned by multiple individuals where the details of all individuals are known by the Applicant?

E.g. The land is owned by 2 people and the applicant can provide details of those 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 Presbytery

Number:**Suffix:****Address line 1:**

St Michael and St Johns Roman Catholic Church

Address Line 2:

Lowergate

Town/City:

Clitheroe

Postcode:

BB7 1AG

Date notice served (DD/MM/YYYY):

03/09/2026

Person Family Name:

Person Role

☐ The Applicant☒ The Agent

Title

Mr

First Name

Matthew

Surname

Fish

Declaration Date

03/09/2026

☒ 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

03/09/2026