

## The Planning Inspectorate

### LISTED BUILDING CONSENT APPEAL FORM (Online Version)

**WARNING:** The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

**Appeal Reference: APP/T2350/Y/19/3225805**

#### A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name	Mr. James Parkinson
Address	Sabden House, Wesley Street Sabden CLITHEROE BB7 9EH
Phone number	07866 442819
Email	jparky65@gmail.com
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

#### B. AGENT DETAILS

Do you have an Agent acting on your behalf?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Name	Mr Michael Miller
Company/Group Name	Michael Miller Architectural Consultant
Address	16 Park View Glaisdale WHITBY YO21 2PP
Phone number	01947 897497
Email	to_michaelmiller@outlook.com
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

#### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Ribble Valley Borough Council
LPA reference number	3/2018/1006

Date of the application

15/11/2018

Did the LPA validate and register your application?

Yes  No

Did the LPA issue a decision?

Yes  No

Date of LPA's decision

09/01/2019

#### D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes  No

Address

Sabden House, Wesley Street  
Sabden  
CLITHEROE  
BB7 9EH

Is the appeal site within a Green Belt?

Yes  No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

Yes  No

Please describe the health and safety issues

Remote access only by code to entrance gates or access by prior arrangement with appellant.

Accessibility:

Key pad is by entrance gates so exit from vehicle necessary for operation.

Driveway is at a gradient, not necessarily steep.

Site is reasonably level and hard surfaced about actual conservatory site.

Ample space for car parking.

Some mobile 'phone networks may not receive at the site.

#### E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes  No

Please enter details of the proposed development. This should normally be taken from the planning application form.

Demolition of existing timber framed conservatory and erection of new timber framed conservatory.

Area (in hectares) of the whole appeal site [e.g. 1234.56]

0.4 hectare(s)

Area of floor space of proposed development (in square metres)

28 sq metre(s)

#### F. BUILDING INFORMATION

Please indicate the grade of the building

Grade I

Grade II\*

Grade II

Has a grant been made under section 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?

Yes  No

## G. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused listed building consent.
2. Granted listed building consent for the development subject to conditions to which you object.
3. Refused to vary a condition(s) in a previous grant of listed building consent.
4. Refused to remove a condition(s) in a previous grant of listed building consent.
5. Failed to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval.

## H. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

### 1. Written Representations

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes  No

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes  No

Please explain.

- a). The existing conservatory is not completely visible from the entrance to the site.
- b). The Inspector may wish to check dimensions of the existing conservatory and the details of the existing building where it forms an abutment.

### 2. Hearing

### 3. Inquiry

## I. FULL STATEMENT OF CASE

see '[Appeal Documents](#)' section

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes  No

(b) Have you made a costs application with this appeal? Yes  No

## J. SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

**I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see 'How To' guidance for a definition) of any part of the building to which the appeal relates;**

CERTIFICATE B

**I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see 'How To' guidance for a definition) of any part of the building to which the appeal relates, as listed below:**

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

## K. SUPPORTING DOCUMENTS

01. A copy of the application form sent to the LPA.
02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).
03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
05. (c) A list of all plans, drawings and documents upon which the LPA made their decision.
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
07. A copy of the design and access statement sent to the LPA.
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.
09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.
11. Any relevant correspondence with the LPA.

## L. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes  No

Please give details, including our reference number(s), if known.

Sabden House. Appeal against refusal of Planning Permission of a replacement conservatory.

## M. CHECK SIGN AND DATE

**(All supporting documents must be received by us within the time limit)**

I confirm that all sections have been fully completed and that the details are correct to the best of my

knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

**Signature**

Mr Michael Miller

**Date**

01/04/2019 10:22:52

**Name**

Mr Michael Miller

**On behalf of**

Mr. James Parkinson

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018. Further information about our Data Protection policy can be found on our website under Privacy Statement.

## **N. NOW SEND**

### **Send a copy to the LPA**

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:  
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

**You may wish to keep a copy of the completed form for your records.**

## O. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

**You will not be sent any further reminders.**

### The documents listed below were uploaded with this form:

<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A copy of the full statement of case.
<b>File name:</b>	Sabden House Appeal Statement.pdf
<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A separate list of appendices to accompany your full statement of case
<b>File name:</b>	managing-change-extensions.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	01. A copy of the original application form sent to the LPA.
<b>File name:</b>	Sabden House Planning & Listed Building Application Form.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	03. A copy of the LPA's decision notice (if issued), or in the event of the failure of the LPA to give a decision, a copy of the LPA's letter in which they acknowledged the application.
<b>File name:</b>	Sabden House Listed Building Refusal & Officers Report.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
<b>File name:</b>	Sabden House. 546. Location Plan October 2018. A4.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
<b>File name:</b>	Sabden House. 546.16 Conservatory Detail Sections II. Aug 2018. A3.pdf
<b>File name:</b>	Sabden House. 546.15 Conservatory Detail Sections I. Aug 2018. A3.pdf
<b>File name:</b>	Sabden House. 546.14 Typical Section. Aug 2018. A3.pdf
<b>File name:</b>	Sabden House. 546.13 Elevations as Proposed. Aug 2018. A3.pdf
<b>File name:</b>	Sabden House. 546.12 Ground & First Floor Plans as Proposed. Aug 2018. A3.pdf
<b>File name:</b>	Sabden House. 546.11 Site Plan as Proposed. Aug 2018. A3.pdf
<b>File name:</b>	Sabden House. 546.03. Elevations as Existing July 2018. A3.pdf
<b>File name:</b>	Sabden House. 546.02. Floor Plans as Existing July 2018. A3.pdf
<b>File name:</b>	Sabden House. 546.01 Site Plan as Existing. July 2018. A3.pdf
<b>File name:</b>	Sabden House. Heritage Statement. Aug 2018. A4.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
<b>File name:</b>	Sabden House Document Schedule. As submitted. A4.pdf

<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	05.c. A list of all plans, drawings and documents upon which the LPA made their decision
<b>File name:</b>	Sabden House Document Schedule. As Decision. A4.pdf
<b>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	07. A copy of the design and access statement sent to the LPA. (Note: this does not apply to applications for conservation area consent).
<b>File name:</b>	Sabden House. Design & Access Statement. Aug 2018. A4.pdf
<b>Completed by</b>	MR MICHAEL MILLER
<b>Date</b>	01/04/2019 10:22:52