

## 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/16/3161655**

#### A. APPELLANT DETAILS

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

Name	Mrs Linda Dixon
Address	Dove Syke, Eaves Hall Lane West Bradford CLITHEROE BB7 3JG
Phone number	07795571988
Email	lindadixon1352@yahoo.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 checked="" type="checkbox"/> No <input type="checkbox"/>
Name	Miss Emma Whittingham
Company/Group Name	McDermott Windows
Address	Unit 3 Parkside Units Albert Street BLACKBURN BB2 4BL
Phone number	01254694869
Email	info@mcdermottwindows.co.uk
Your reference	Dove Syke
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
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LPA reference number	3/2016/0279		
Date of the application	13/04/2016		
Did the LPA validate and register your application?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Did the LPA issue a decision?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Date of LPA's decision	27/05/2016		

#### D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Address	Dove Syke, Eaves Hall Lane West Bradford CLITHEROE BB7 3JG		
Is the appeal site within a Green Belt?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

#### E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Please enter details of the proposed development. This should normally be taken from the planning application form.			
To replace existing windows and Porch door with a suitable timber alternative. Proposed materials: Residence 9 Flush casement window system and Residence 9 Solidor Composite door.			

#### F. BUILDING INFORMATION

Please indicate the grade of the building			
Grade I			<input type="checkbox"/>
Grade II*			<input type="checkbox"/>
Grade II			<input checked="" type="checkbox"/>
Has a grant been made under section 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

#### G. REASON FOR THE APPEAL

**The reason for the appeal is that the LPA has:**

1. Refused listed building consent.	<input checked="" type="checkbox"/>
2. Granted listed building consent for the development subject to conditions to which you object.	<input type="checkbox"/>
3. Refused to vary a condition(s) in a previous grant of listed building consent.	<input type="checkbox"/>

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.

The inspector will need to view the property to make his decision about the proposed changes.

### 2. Hearing

### 3. Inquiry

## I. FULL STATEMENT OF CASE

The full statement of case is set out in

the box below

The decision for refusal was because the planning officer thought that the replacement windows would not be in keeping to the traditional build, although the current windows have already been replaced within the last 20 years with timber windows that are not to the original build. It was also stated that the replacement windows and door surface finish and texture would be shiny, uniform (including weathering), featureless and ostensibly modern.

The replacement windows we are suggesting have been carefully designed to replicate traditional timber windows, full of original features and following historical sizes, equal sightlines and detailing. They have a flush exterior with mechanical joints and the interior shape and depth are authentic to the original windows that would have been in the building. These windows have been chosen to restore some character to the windows and also to provide energy efficiency. Although made of modern material to achieve energy efficiency the style and finish of the windows have the same appearance of that to a painted timber window.

The planning officer has made his decision without seeing the true finish of the windows although we offered a sample window to help with the decision, our offer was not taken.

The door was also refused on the same grounds and although it would have the same frame the door slab itself would be of a different material which we appreciate may not be as authentic as a traditional wooden door.

To conclude our argument the facts regarding the replacement windows have not been considered and they are of true character and appearance to the historical windows that would have been in the history of the original windows.

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? 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 ownership details submitted to the LPA at application stage (this is usually 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

Yes

No



been decided?

### 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**

Miss Emma Whittingham

**Date**

24/10/2016 17:07:06

**Name**

Miss Emma Whittingham

**On behalf of**

Mrs Linda Dixon

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 1998. 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. If forwarding the documents by email, please send to **appeals@pins.gsi.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 3035, Bristol, BS1 9AY.

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

Please ensure that anything you do send by post or email is clearly marked with the reference number.

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

<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>	16_0279_Application_Form Dove Syke.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>	3-2016-0279_907467 Dove Syke Decision Notice.doc
<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>	16_0279_Location_Plan Dove Syke.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>	16_0279_photos Dove Syke.pdf
<b>File name:</b>	16_0279_work_schedule Dove Syke.pdf
<b>File name:</b>	16_0279_statement Dove Syke.pdf
<b>File name:</b>	Heritage Statement for Replacement Porch Door and Windows Dove Syke Farm.docx
<b>File name:</b>	Dove Syke Farm Heritage List Entry.docx

### The documents listed below are to follow by post:

<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>Relates to Section:</b>	SUPPORTING DOCUMENTS
<b>Document Description:</b>	02. A copy of the site ownership certificate and ownership details submitted to the LPA at application stage (this is usually part of the LPA's planning application form).
<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>Relates to Section:</b>	SUPPORTING DOCUMENTS

**Document Description:** A list of all plans, drawings and documents upon which the LPA made their decision

**PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US**

**Completed by** MISS EMMA WHITTINGHAM

**Date** 24/10/2016 17:07:06