

## 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/22/3296075**

#### A. APPELLANT DETAILS

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

Name

Address

Email

Preferred contact method

Email ☒ Post ☐

#### B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes ☒ No ☐

Name

Address

Phone number

Email

Preferred contact method

Email ☒ Post ☐

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

Name of the Local Planning Authority

LPA reference number

Date of the application

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	21/10/2021			

#### 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	21 Church Street Ribchester Lancashire PR3 3XP			
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.				
Demolition of an external rear garden stone outbuilding. Building to be replaced with new to provide a hot tub / Jacuzzi. All materials to be retained for re-use and new to match existing.				
Area of floor space of proposed development (in square metres)	14 sq metre(s)			

#### 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

<b>The reason for the appeal is that the LPA has:</b>				
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.				<input type="checkbox"/>
5. Failed to give notice of its decision within the appropriate period (usually 8 weeks) of an				<input type="checkbox"/>

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 Planning Inspectorate needs to visit the site to inspect the structure internally. There is limited headroom within the structure that prevents the owners using this building meaningfully. The external boundary wall as viewed internally shows signs of structural failure and day light is visible along structural cracks.

### 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



## 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 Richard Hutton

**Date**

31/03/2022 20:25:47

**Name**

Mr Richard Hutton

**On behalf of**

Mr James Porter

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.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

## **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>	Decision Notice.docx
<b>File name:</b>	21_0768_21_0896_Arch.pdf
<b>File name:</b>	21_0768_Historic_Eng_response.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>	21_0768_ApplicationFormRedacted.pdf
<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>File name:</b>	page5.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>	Decision Notice.docx
<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>	Existing Site Plan.pdf
<b>File name:</b>	Location Plan.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>	Revised Location Plan.pdf
<b>File name:</b>	Proposed Site Plan.pdf
<b>File name:</b>	Church Street Elevations A.pdf
<b>File name:</b>	21 Church Street Structural Report.pdf
<b>File name:</b>	21 Church Street, Ribchester - Bat Survey.pdf
<b>File name:</b>	Church Street Heritage Statement.docx
<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>	Drawing Register File.docx

<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>	Drawing Register File.docx
<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>	Church Street Heritage Statement.docx
<b>Completed by</b>	MR RICHARD HUTTON
<b>Date</b>	31/03/2022 20:25:47