

The Planning Inspectorate

For official use only
(Date received)

10-Apr-2013 00:50

LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT APPEAL FORM (Online Version)

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date of receipt of the local planning authority's decision notice or, for 'failure' appeals, within 6 months of the date by which they should have decided the application.

WARNING: If any of the 'Essential supporting documents' listed in Section K are not received by us within the 6-month period, the appeal will not be accepted.

APPEAL REFERENCE: APP/T2350/E/13/2196242

A. APPELLANT DETAILS

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

Name Mr DARREN TURNER

Address Hodder Bank, Hodder Court
Knowles Brow, Stonyhurst
CLITHEROE
Lancashire

Phone no. 01254 826620

Fax no

Postcode BB7 9PP

E-mail darren@dkturner.com

Please confirm how you wish to correspond with us: ☒ Electronically, via the email address specified above ☐ On paper, by post.

B. AGENT DETAILS FOR THE APPEAL (if any)

Name

Address

Your reference

Phone no.

Fax no

Postcode

E-mail

Please confirm how you wish to correspond with us: ☒ Electronically, via the email address specified above ☐ On paper, by post.

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Ribble Valley Borough Council

LPA's reference number 3/2012/0792/P

Date of the LBC/CAC application 03 Sep 2012

Date of the LPA's decision (if issued) 12 Oct 2012

D. APPEAL SITE ADDRESS

Address Hodder Bank, Hodder Court
Knowles Brow, Stonyhurst
CLITHEROE
Lancashire

Postcode BB7 9PP

Grid Reference: Easting 03701095

Northing 04398911

Is the appeal site within a Green Belt? YES NO 4

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 4

E. SUPPORTING INFORMATION

Please tick ✓

Grade I Grade II* 4 Grade II

1. If the building is listed, please indicate the grade of the building

2. Has a grant been made under sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953? YES 4 NO

3. Does the appeal relate to an application for conservation area consent? YES 4 NO

F. DESCRIPTION OF THE DEVELOPMENT

Size of the whole appeal site (in hectares) Area of floor space of proposed development (in square metres)

0.03

1

Has the description of the development changed from that stated on the application form? YES NO 4

If YES, please state below the revised wording, and enclose a copy of the LPA's agreement to the change.

Replacement of wood front door and two side panels with a UPVC front door and side panel/s.
UPVC material colour to be an antique oak woodgrain effect, ie, the same as the other windows and doors at the property.

G. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:-

Please tick **one** box only ✓

1 Refuse listed building consent/conservation area consent for the development described on the application form or in Section F. 4

2 Grant listed building consent/conservation area consent for the development subject to conditions to which you object.

3 Refuse to vary a condition(s) in a previous grant of listed building consent/conservation area consent.

4 Refuse to remove a condition(s) in a previous grant of listed building consent/conservation area consent.

or

5 Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for listed building consent/conservation area consent.

H. CHOICE OF PROCEDURE

There are 3 possible procedures:- written representations, hearings and inquiries. You should consider carefully which method suits your circumstances before selecting your preferred option by ticking the box.

1. THE WRITTEN REPRESENTATIONS PROCEDURE _____ 4

This is normally the simplest, quickest and most straightforward way of making an appeal.

Please answer the questions below.

- a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? 4 YES NO
- b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? YES 4 NO

If so, please explain below or on a separate sheet.

2. THE HEARING PROCEDURE _____

This procedure is likely to be suited to more complicated cases which require detailed discussion about the merits of a proposal. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. Although you may indicate a preference for a hearing, the Inspectorate must also consider that your appeal is suitable for this procedure.

You must give detailed reasons below or in a separate document why you think a hearing is necessary.

Please answer the question below.

- a) Is there any further information relevant to the hearing which you need to tell us about? If so please explain below. YES NO

3. THE INQUIRY PROCEDURE _____

This is the most formal of procedures. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure.

You must give detailed reasons below or in a separate document why you think an inquiry is necessary.

Please answer the questions below.

- a) How long do you estimate the inquiry will last? No. of days
(Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment.)
- b) How many witnesses do you intend to call? No. of witnesses
- c) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below. YES NO
Please continue on a separate sheet if necessary.

I. GROUNDS OF APPEAL

If you have chosen the written representations procedure, your **FULL** grounds of appeal must be made; otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting listed building consent or conservation area consent, if appropriate.

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal?

YES 4 NO

** See separate documents **

J. SITE OWNERSHIP DETAILS

We need to know who owns the appeals site. If you do not own the appeal site or only own a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.

If you are the sole owner of the whole appeal site, certificate A will apply: Please tick **one** box only ✓

CERTIFICATE A

4

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner of any part of the building to which the appeal relates:

OR

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice (see the *Guidance Notes*) to every one else who, on the day 21 days before the date of this appeal, was the owner of any part of the building to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served
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CERTIFICATES C & D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D in the *Guidance* leaflets and attach it to the appeal form.

K. ESSENTIAL SUPPORTING DOCUMENTS

You **must** send the documents listed 1-7 below with your appeal form. Please tick the boxes to show which documents you are enclosing.

- | | | |
|---|---|--------|
| 1 | A copy of the original listed building/conservation area consent application sent to the LPA. | ✓
4 |
| 2 | A copy of the site ownership certificate and ownership details submitted to the LPA <u>at application stage</u> (this is usually part of the LPA's planning application form). | 4 |
| 3 | 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. | 4 |
| 4 | 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 <u>two named roads</u> 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. | 4 |
| 5 | 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.
Please number them clearly and list the numbers here or on a separate sheet: | 4 |
| 6 | Copies of all additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
Please number them clearly and list the numbers here or on a separate sheet: | |
| 7 | A copy of the design and access statement sent to the LPA (Note: This does not apply to applications for conservation area consent). | 4 |

You must sent copies of the following, if appropriate:

- | | | |
|----|--|---|
| 8 | Additional plans, drawings or documents relating to the application but not previously seen by the LPA .
Please number them clearly and list the numbers here or on a separate sheet: | 4 |
| 9 | 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. | |
| 10 | Any relevant correspondence with the LPA. | |

L OTHER APPEALS

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

M CHECK SIGN AND DATE

(All supporting documents must be received by us within the 6 month time limit)

I confirm that I have sent a copy of this appeal form and relevant documents to the LPA (*if you do not your appeal will not normally be accepted*).

I confirm that all sections have been fully completed and that the details of the ownership (section J) are correct to the best of my knowledge.

Signature

Date 10 April 2013

Name (in capitals) **MR DARREN TURNER**

On behalf of (if applicable)

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 in the guidance leaflet.

N. NOW SEND

•Send a copy to the LPA •You may wish to keep a copy of the completed form for your records

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again. send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

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.

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 2606, 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:

APP/ T2350/ E/ 13/ 2196242

Please ensure that a copy of your appeal form and any supporting documents are sent to the local planning authority.

* The Documents Listed Below Were Uploaded With The Appeal Form *

===== GROUNDS OF APPEAL =====

TITLE: Grounds of Appeal 1
DESCRIPTION: Grounds of appeal
FILENAME: Grounds of Appeal.pdf

===== ESSENTIAL SUPPORTING DOCUMENTS =====

TITLE: 01. A copy of the original listed building consent/conservation area consent application sent to the LPA.
DESCRIPTION: Copy of Original Application
FILENAME: Copy of Original Application.pdf

TITLE: 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).
DESCRIPTION: Site Ownership Certificate
FILENAME: Copy of site ownership certificate.pdf

TITLE: 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.
DESCRIPTION: Decision Notice
FILENAME: Decision Notice.pdf

TITLE: 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
DESCRIPTION: Site Plan
FILENAME: Site plan.pdf

TITLE: 05i. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
DESCRIPTION: List - documents submitted LPA
FILENAME: List of documents submitted to LPA.pdf

TITLE: 07. A copy of the design and access statement sent to the LPA (Note: this does not apply to applications for conservation area consent).
DESCRIPTION: Design and Access Statement
FILENAME: Design and Access Statement.pdf

TITLE: 08i. Please provide a list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
DESCRIPTION: List of additional documents
FILENAME: List of additional documents not previously seen by LPA.pdf

* The Documents Listed Below Will Follow By Post *

===== ESSENTIAL SUPPORTING DOCUMENTS =====

Continued on Supplementary Sheet

P. SUPPLEMENTARY SHEET**Appeal Documents (continued)**

- ** 05. 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.
- ** 08. Additional plans, drawings or documents relating to the application but not previously seen by the LPA.