

Listed Building Consent Appeal by Mr Don Rowbottom

Site at 8 Church Brow, Clitheroe, Lancashire. BB7 2AA

Appeal ref: APP/T2350/E/13/2194332

Ribble Valley Borough Council Ref: 3/2012/1088

Wednesday 29th May 2013

Further representation at the 9 week stage

I would like to make the following brief points.

1. I note that no representations were made to the Council or the Planning Inspectorate about this appeal, except for a supportive letter from my neighbours next door. Surely this would tend to support my view that the proposed alterations in my house do not represent any kind of perceived threat to the significance or importance of my house as a listed building or heritage asset.
2. The Council makes two comments about my appeal. Firstly, use of the pre-application advice service and subsequent access to officer time. I didn't use the pre-application advice service for the reasons already given and I didn't take up the Council's offer of feedback on revised proposals, because their offer seemed to say 'see it our way and we'll help' and I didn't think that was in the spirit of negotiation/partnership as envisaged by the planning rules and guidance. I also didn't agree with the Council's reasons for refusing consent and wanted the matter considered by an independent person.
3. Secondly, I'm not sure I understand the Council's position when it now says that it has 'no objection in principle' to the creation of an additional opening in the basement wall yet at the same time, it seems, wants the original plan form safeguarded. This seems contradictory, to me. Inevitably the new opening will be seen as a new layer of building history in the house and care will be taken to finish off the opening in a way which is sympathetic to the remaining structure and style of the basement probably through using a wooden facing and architraving to conceal the brickwork, similar to the existing doorways.
4. I don't understand the purpose of the Council's proposed 'condition', should the appeal be allowed. 'A programme of building recording and analysis' sounds like a huge burden on me as the householder, both in terms of further delay to the projects and also cost. What level of detail are we talking about? Is it proposed to take in the whole house or simply the basement wall? What happens to the

information then held by the Council? The 'condition' seems to me to be too open-ended and ill-defined.

I know that your intention is to come and visit the house as part of the appeal process. I should just like to say that we are aiming to have a short holiday sometime between the 14th and 23rd of June and then a two week break in mid-September. However, I am flexible with these arrangements.

Many thanks.

Don Rowbottom

On behalf of Mr & Mrs Rowbottom 8 Church Brow, Clitheroe, Lancashire. BB7 2AA