

## 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/15/3119225**

#### A. APPELLANT DETAILS

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

Name

Company/Group Name

Address

Email

Preferred contact method  Email  Post

#### B. AGENT DETAILS

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

Name

Company/Group Name

Address

Phone number

Email

Your reference

Preferred contact method  Email  Post

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

Name of the Local Planning Authority

LPA reference number	<input type="text" value="3/2014/0226"/>
Date of the application	<input type="text" value="23/12/2014"/>
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	<input type="text" value="04/03/2015"/>

**D. APPEAL SITE ADDRESS**

Is the address of the affected land the same as the appellant's address?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does the appeal relate to an existing property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Address	<input type="text" value="Kirk Mill &amp; Kirk House, Malt Kiln Lane&lt;br/&gt;Chipping&lt;br/&gt;PRESTON&lt;br/&gt;PR3 2GP"/>
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 checked="" type="checkbox"/> No <input type="checkbox"/>
Please describe the health and safety issues	<input type="text" value="Kirk Mill is derelict and vacant and the relevant safety precautions should be taken at the site visit."/>

**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.	<input type="text" value="Works and a change of use to the Grade II Listed Kirk Mill to create a hotel (18 bed) and bar/restaurant."/>

**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"/>

What date was the building first listed?	<input type="text" value="13/05/2011"/>
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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"/>
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**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
- 2. Hearing

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

the box below

The Listed Building Consent appeal is submitted alongside a more complex hybrid planning application which would benefit from a structured discussion led by an Inspector. (Planning permission LPA Ref: 3/2014/0183)

(a) Preferred date

Alternative date

- 3. Inquiry

**I. FULL STATEMENT OF CASE**

The full statement of case is set out in

the box below

[see 'Appeal Documents' section](#)

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? Yes  No

[see 'Appeal Documents' section](#)

(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.
- 06. (a) Copies of any 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).
- 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.

Land at Malt Kiln Brow, Chipping, Ribble Valley. Appeal against refusal of planning permission. LPA Ref: 3/2014/0183  
APP/T2350/W/15/3119224

**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 Victoria Hunter

**Date**

22/06/2015 20:18:57

**Name**

Miss Victoria Hunter

**On behalf of**

Mr Stephen Chicken

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:  
<http://www.planningportal.gov.uk/planning/appeals/online/tutorialshelp/appeal/sendingacopytothecouncil>
- 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>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A copy of the full statement of case.
<b>File name:</b>	Summary Statement of Case Malt Kiln Brow Chipping.pdf
<b>File name:</b>	Planning Statement of Case Land at Malt Kiln Brow Chipping.pdf
<b>File name:</b>	Appendix 1 Heritage Statement of Case.pdf
<b>File name:</b>	Appendix 2 Landscape SoC.pdf
<b>File name:</b>	Appendix 2_Appendix_A.pdf
<b>File name:</b>	Appendix 2_Appendix_A_001a.pdf
<b>File name:</b>	Appendix 2_Appendix_A_001b.pdf
<b>File name:</b>	Appendix 2_Appendix_A_001c.pdf
<b>File name:</b>	Appendix 2_Appendix_A_002a.pdf
<b>File name:</b>	Appendix 2_Appendix_A_002b.pdf
<b>File name:</b>	Appendix 2_Appendix_A_002c.pdf
<b>File name:</b>	Appendix 2_Appendix_A_002d.pdf
<b>File name:</b>	XQSoC_Appendix_B_001_150622.pdf
<b>File name:</b>	Appendix 2_Appendix B_002.pdf
<b>File name:</b>	XQSoC_Appendix_B_003_150622.pdf
<b>File name:</b>	XQSoC_Appendix B_004_150622.pdf
<b>File name:</b>	XQSoC_Appendix_C_001_150622.pdf
<b>File name:</b>	XQSoC_Appendix_C_002_150622.pdf
<b>File name:</b>	Appendix 3_Kirkmill_Hotel_Booklet.pdf
<b>Relates to Section:</b>	FULL STATEMENT OF CASE
<b>Document Description:</b>	A planning obligation (a section 106 agreement or a unilateral undertaking).
<b>File name:</b>	Appendix 2 Section 106 Agreement (LL clean).doc
<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>	1044_Listed Building Consent Application Form.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>	Kirk Mill Hybrid Application - Certificate of Ownership - Certificate B.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>	3-2014-0226_881696 LBC.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.

**File name:** 6.39 05024\_MP\_00\_113.pdf

**Relates to Section:** SUPPORTING DOCUMENTS

**Document Description:** 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.

**File name:** 5.2 Kirk Mill Chipping SPS FINAL.pdf

**File name:** 5.4 Heritage Assessment Part 1.pdf

**File name:** 5.4 Heritage Assessment Part 2.pdf

**File name:** 5.5 Archaeological Building Survey compressed.pdf

**File name:** 5.22 05024\_MP\_00\_000.pdf

**File name:** 5.27 05024\_B1\_Mill.pdf

**File name:** 5.28 05024\_B1\_Mill.pdf

**File name:** 5.29 05024\_B1\_Mill.pdf

**File name:** 5.30 05024\_B1\_Mill.pdf

**File name:** 5.31 05024\_B1\_Mill.pdf

**File name:** 5.32 05024\_B1\_Mill.pdf

**File name:** 5.33 05024\_B1\_Mill.pdf

**File name:** 5.34 05024\_B1\_Mill.pdf

**File name:** 5.35 05024\_B1\_Mill.pdf

**File name:** 5.36 05024\_B1\_Mill.pdf

**File name:** 5.37 05024\_B1\_Mill.pdf

**File name:** 5.38 05024\_B1\_Mill.pdf

**File name:** 5.39 05024\_B1\_Mill.pdf

**File name:** 5.40 05024\_B1\_Mill.pdf

**File name:** 5.41 05024\_B1\_Mill.pdf

**File name:** 5.42 05024\_B1\_Mill.pdf

**File name:** 5.43 05024\_B1\_Mill.pdf

**File name:** 5.44 05024\_B1\_Mill.pdf

**File name:** 5.45 05024\_B1\_Mill.pdf

**File name:** 5.25 05024\_MP\_00\_103.compressed.pdf

**File name:** 5.47 05024\_B1\_Mill.pdf

**File name:** 5.48 05024\_B1\_Mill.pdf

**File name:** 5.28 05024\_B1\_Mill.pdf

**File name:** 5.3 DAS PART01\_pages 1-40.pdf

**File name:** 5.3 DAS PART02\_pages 41-65.pdf

**File name:** 5.3 DAS PART03\_pages 66-90.pdf

**File name:** 5.3 DAS PART04\_pages 91-144.pdf

**Relates to Section:** SUPPORTING DOCUMENTS

**Document Description:** 05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA. <br/>

**File name:** ESD 5b Contents List.pdf

**Relates to Section:** SUPPORTING DOCUMENTS

**Document Description:** 06.a. Copies of any 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).

**File name:** 6.1 Heritage Setting Assessment.pdf

**File name:** 6.2 05024\_MP\_01\_000.pdf

**File name:** 6.3 05024\_MP\_00\_113.pdf

**Relates to Section:** SUPPORTING DOCUMENTS

**Document Description:** 06.b. List of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

**File name:** ESD 6b Contents List.pdf

**Relates to Section:** SUPPORTING DOCUMENTS

**Document Description:** 08. A copy of a draft statement of common ground.

**File name:** Land at Malt Kiln Brow Chipping Statement of Common Ground FINAL DRAFT.docx

**File name:** Appendix 1 Conditions.pdf

**File name:** Appendix 2 Section 106 Agreement (LL clean).doc

**Relates to Section:** SUPPORTING DOCUMENTS

**Document Description:** 09.a. Copies of additional plans, drawings or documents relating to the application not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

**File name:** 9.1 05024\_B1\_02\_004\_SK001.pdf

**File name:** 9.2 05024\_B1\_02\_005\_SK001.pdf

**File name:** 9.3 05024\_B1\_02\_006\_SK001.pdf

**File name:** 9.4 05024\_B1\_02\_008\_SK001.pdf

**File name:** 9.5 05024\_B1\_04\_002\_SK001.pdf

**File name:** 9.6 05024\_B1\_04\_003.pdf

**File name:** 9.7 05024\_B1\_04\_004.pdf

**Relates to Section:** SUPPORTING DOCUMENTS

**Document Description:** 09.b. A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

**File name:** ESD 9b Contents List.pdf

**The documents listed below were already attached elsewhere with this form:**

**Relates to Section:** SUPPORTING DOCUMENTS

**Document Description:** 07. A copy of the design and access statement sent to the LPA. (Note: this does not apply to applications for conservation area consent).

**File name:** 5.3 Design and Access Statement

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

**Completed by** MISS VICTORIA HUNTER

**Date** 22/06/2015 20:18:57