



RIBBLE VALLEY  
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

For office use only

Application No.

Date received

Fee paid £

Receipt No:

## Householder Application for Planning Permission for works or extension to a dwelling and listed building consent.

### Town and Country Planning Act 1990 Planning (Listed Buildings and Conservation Areas) Act 1990

#### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### 1. Site Address

Number	1
Suffix	
Property name	
Address line 1	Park Road
Address line 2	
Address line 3	
Town/city	Gisburn
Postcode	BB7 4HT

Description of site location must be completed if postcode is not known:

Easting (x)	382770
Northing (y)	448830

Description

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#### 2. Applicant Details

Title	Mr
First name	Paul
Surname	Hargreaves
Company name	
Address line 1	1, Park Road
Address line 2	
Address line 3	

## 2. Applicant Details

Town/city	Gisburn
Country	
Postcode	BB7 4HT

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number	
Secondary number	
Fax number	
Email address	

## 3. Agent Details

Title	Mr
First name	Micheal
Surname	Davies
Company name	MPD Built Environment Consultants Limited
Address line 1	133 Mill Lane
Address line 2	Mill Lane
Address line 3	
Town/city	Newton - Le - Willows
Country	United Kingdom
Postcode	WA12 8BT
Primary number	
Secondary number	
Fax number	
Email	

## 4. Description of Proposed Works

Please describe the proposed works:

Retrospective application for Rear Boundary Fence, Garden Shed and Garden Room/Office

Has the work already been started without consent?

☒ Yes ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

22/01/2020

Has the work already been completed without consent?

☒ Yes ☐ No

#### 4. Description of Proposed Works

If Yes, please state when the development or work was completed (date must be pre-application submission)

17/02/2020

#### 5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know  
☐ Grade I  
☐ Grade II\*  
☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

#### 6. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes ☒ No

#### 7. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes ☒ No

#### 8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

☐ Yes ☒ No

#### 9. Materials

Does the proposed development require any materials to be used?

☐ Yes ☒ No

#### 10. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

#### 11. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

#### 12. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

### 13. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent  
☒ The applicant  
☐ Other person

### 14. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	
Surname	
Reference	

Date (Must be pre-application submission)

20/03/2020

Details of the pre-application advice received

I refer to our site meeting of 27 February 2020, telephone discussion earlier today and the Borough Council's consideration to alleged unauthorised works at 1 Park Road Gisburn.

I understand that colleagues are considering my initial view that planning permission is required for the works because of Schedule 2 Part 1 (Development within the curtilage of a dwellinghouse) Class E (1) (g) (summerhouse and shed) and Part 1 (Minor Operations) Class A (1) (d) (fence).  
<http://www.legislation.gov.uk/ukxi/2015/596/schedule/2/made>

In my opinion, the summerhouse has the most significant adverse impact and is prominent, conspicuous and incongruous because of its elevation, materials (stone is the vernacular for buildings and boundary structures) and form (pitched roofs characterise the listed building and nearby historic buildings). This is harmful to the setting of listed buildings, the character and appearance of Gisburn Conservation Area and the setting of Gisburn Park Historic Park and Garden (Park Road is an important historic access to the Park). [https://www.ribblesvalley.gov.uk/downloads/download/3331/gisburn\\_conservation\\_area](https://www.ribblesvalley.gov.uk/downloads/download/3331/gisburn_conservation_area)

<https://historicengland.org.uk/listing/the-list/>

Section 66 and 72 of the Act are relevant <http://www.legislation.gov.uk/ukpga/1990/9/contents>. Historic England advice 'The setting of heritage assets' is also relevant <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>.

I would confirm, that I cannot envisage alterations to the summerhouse or listed building setting which would remove all harm (see NPPF 193 and 194) <https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment> and will not be inviting the submission of a planning application (although it is your right to do so) to further consider this element of works.

I would be grateful for the confirmation of your intentions in respect to all elements of the alleged unauthorised works by Friday 27 March 2020.

However, these are my opinions as an officer of the Borough Council which will not prejudice any decision of the Borough Council.

### 15. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

### 16. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

## 16. Ownership Certificates and Agricultural Land Declaration

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant  
☒ The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Michael"/>
Surname	<input type="text" value="Davies"/>
Declaration date	<input type="text" value="06/03/2021"/>

☒ Declaration made

## 17. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	<input type="text" value="05/04/2021"/>
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