

The Planning Inspectorate

For official use only
(Date received)

7-Mar-2013 17:05

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/13/2194332

A. APPELLANT DETAILS

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

Name Mr Don Rowbottom

Address 8 Church Brow
CLITHEROE
Lancashire

Phone no. 01200 425574

Fax no

Postcode BB7 2AA

E-mail don.rowbottom1@btinternet.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 3/2012/1088/P (LBC)

Date of the LBC/CAC application 04 Dec 2012

Date of the LPA's decision (if issued) 29 Jan 2013

D. APPEAL SITE ADDRESS

Address 8 Church Brow
CLITHEROE
Lancashire

Postcode BB7 2AA

Grid Reference: Easting 03744685

Northing 04420756

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

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 ☒

E. SUPPORTING INFORMATION

Please tick ☒

☐ Grade I ☒ Grade II* ☐ 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 ☒ NO ☐

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

F. DESCRIPTION OF THE DEVELOPMENT

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

8

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

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

- (i) To modernise the basement kitchen area by re-positioning a doorway/opening into the utility room from one end of an internal wall to the other to allow for a continuous run of kitchen units and appropriate plumbing.
(ii) To move the current basement toilet to a new position in the existing small room in the basement hallway - partly under the stairs, again with appropriate plumbing,

Continued on Supplementary Sheet

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. ☒
- 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 _____ ✓

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? YES ✓ NO
- b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? YES ✓ 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 ☒ 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

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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Jane Florence Rowbottom	8 Church Brow Clitheroe BB2AA	25 Feb 2013
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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. | ✓ |
| 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). | ✓ |
| 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 | 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. | ✓ |
| 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: | ✓ |
| 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). | ✓ |

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: | ✓ |
| 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 7 March 2013

Name (in capitals) Mr Don Rowbottom

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/13/2194332

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 for appeal.pdf

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

TITLE: 01. A copy of the original listed building consent/conservation area consent application sent to the LPA.
DESCRIPTION: Application 4.12.12
FILENAME: LBC Application 04.12.2012.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: Ownership Cert 4.12.12
FILENAME: Ownership Cert 04.12.2012.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: LPA Decision notice 29.01.2013
FILENAME: LPA decision notice 29.01.2013.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 04.12.2012
FILENAME: Site Plan 04.12.2012.pdf

TITLE: 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.
DESCRIPTION: Plans (A4size) etc 4.12.2012
FILENAME: Plans (A4) +illustration04.12.2102.pdf

TITLE: 05i. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
DESCRIPTION: List of Plans 4.12.2012
FILENAME: List of Plans 4.12.2012.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 & Access Statement
FILENAME: Design & Acces Statement.pdf

TITLE: 08. Additional plans, drawings or documents relating to the application but not previously seen by the LPA.
DESCRIPTION: Previous LBC Oct 1987

Continued on Supplementary Sheet

P. SUPPLEMENTARY SHEET

Revised Description of the Development (continued)

(ii) To use part of an attic hallway to install a small wash-room (shower, basin and toilet)

P. SUPPLEMENTARY SHEET

Appeal Documents (continued)

FILENAME: Previous LBC Oct 1987.pdf

TITLE: 08. Additional plans, drawings or documents relating to the application but not previously seen by the LPA.

DESCRIPTION: Photo 1 Improved image

FILENAME: Photo 1 (improved image).pdf

TITLE: 08. Additional plans, drawings or documents relating to the application but not previously seen by the LPA.

DESCRIPTION: Photo2 Improved image

FILENAME: Photo 2 (improved image).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 extra appeal docs

FILENAME: List of extra appeal docs.pdf

TITLE: 10. Any relevant correspondence with the LPA.

DESCRIPTION: Application letter

FILENAME: LBC Applicaion letter 04.12.2012.pdf

TITLE: 10. Any relevant correspondence with the LPA.

DESCRIPTION: Letter to RVBC after refusal

FILENAME: Letter to RVBC after refusal 6.2.13.pdf

TITLE: 10. Any relevant correspondence with the LPA.

DESCRIPTION: e-mail from RVBC

FILENAME: email RVBC.pdf

TITLE: 10. Any relevant correspondence with the LPA.

DESCRIPTION: Letter to CEO RVBC

FILENAME: Lette to RVBC CEO 18.02.2012.pdf

TITLE: 10. Any relevant correspondence with the LPA.

DESCRIPTION: Letter from RVBC 27.2.13

FILENAME: Letter from J Heap RVBC.pdf

Ribble Valley Borough Council Listed Building Consent

Appeal 3/2012/1088

Grounds for appeal

1. That the Council has failed to give any satisfactory reason for refusing consent for Projects 2 & 3 and has not co-operated in identifying any common ground between us, as required by the guidance on the Planning Portal.
2. That contrary to the Council's view, sufficient and proportionate information was provided or could have easily been provided to enable a different decision to be made.
3. That in interpreting the policy and guidance, the Council has overestimated the importance and significance of the basement room and its features both in their own setting and in the context of the whole house, its listing and its setting within the town.

1. Firstly, the only reason given for refusing LBC on the notification is the loss of 'important historic fabric and plan form'. Though this mentions the toilet, both it and the conclusion and recommendation in the subsequent delegated report are really only concerned with Project 1. So this is basically a blanket refusal for all three projects based on issues connected with Project 1. This is unacceptable as each of the three projects stands alone.

- 1.1. No reason is given for refusing Project 2 apart from the supposed loss of 'fabric and plan form' and a query about re-siting the proposed toilet door. In practice, there is no such loss of fabric in the re-location of the toilet, apart from that required for services. There never was a toilet in the basement until we put one there following a previous LBC approval (Oct 1987). There's no intention to move the door in the proposed new toilet and this could have been clarified during the visit or subsequently. The discrepancy in measurements is accounted for by the width of the door casing.

- 1.2. No reason is given for refusing Project 3 aside from a query about ventilation in an internal bathroom, which again could easily have been resolved. As with Project 2, there's no loss of fabric or plan form to the attic bathroom project other than that required for services including ventilation. Both Project 2 & 3 are reversible in line with (EH2008 Para 101).

- 1.3. The notification states that the LPA has endeavoured to work proactively and positively to resolve issues. In this case, I don't think they have. In response to the refusal notification, I wrote and asked to meet with the LPA to identify any common ground before going to appeal, but the Council simply sent me the delegated report and offered no opportunity to meet.
2. Secondly, the delegated report argues that I've not provided enough information (either proportional or minimal) in the LBC application. I would dispute this.
 - 2.1. I completed the LBC application form in good faith, as a householder and followed the guidance provided by the Council, the Planning Portal and the Guidance re DAS (DCLG 2010). I could find no list of information requirements published by the Council (NPPF 193) other than a checklist. Information in compliance with DAS Guidance (Para 155) is included several times in the DAS Pro-forma as is a heritage statement though this wasn't specifically asked for on the form. In my view this constitutes a fair assessment of the 'heritage asset' given that its listing is explicitly about the frontage which is not affected by these projects.
 - 2.2. The information I provided was not only proportionate to the size, scale and significance of these relatively minor alterations (HEPPG Para 68) but also met the minimum standards required (NPPF Para 128 & HEPPG Para 58)). Lancashire's HER has no information about the house other than that held by RVBC on its listing and I did not see it as appropriate to call in expertise to assess the 'heritage asset'. The application was validated which implies that it did contain enough information to assess the impact of the proposed work (HEPPG Para 71). I resisted seeking pre-planning advice from the Council because I understood that none of these three projects should have required planning permission and none has the potential to affect the setting of this 'heritage asset' (EH 2010 Page 17). Further information could have been sought (HEPPG Para 71) by the Council which might have prevented this being used to support a decision to refuse consent.
3. Thirdly, the conclusions drawn about Project 1 are, in my view, is based on an over estimation of the significance and importance of the basement room, its 'interesting features' and the internal wall where the proposed opening will be.
 - 3.1 There is no 'statement of significance' held by the Council or up to date significance assessment available (NPPF 169) to help understand what makes the house sufficiently special to warrant its listing beyond the simple description about the frontage. There's nothing in the CAA specifically about this house or any house on Church Brow. The group value was mentioned in passing during the visit but the group of five houses don't seem to me to have an architectural or historic unity, nor are they an

example of fine planning, nor do they have a functional relationship (DCMS 2010 Para 10). The key value of the house as an historic asset and a public benefit, it seems to me, lies in its contribution to the look and feel and heritage of the town centre. The Council on behalf of the town value the outside for the townscape and the conservation area and we value the inside of the house as our home. (EH 2008 Para 161) There's never been an assessment of the importance of what gives the interior of this house a special significance (NPPF Para 129).

- 3.2 The report points to various features in the basement as evidence of Historic Value. We do have a Butlers Bell Room Indicator, but this is not an important heritage asset as they can be easily bought on e-bay as an interior design accessory. The beam referred to in the basement is in fact a hollow box that carried copper pipes from the old range to the rest of the house. The flagged floors are all in situ. I never suggested that these flags were to be removed, though I have considered the option of laying a wood floor on top of them in such a way that allows the flags to breathe and provides a warmer, lighter feel to the proposed kitchen.
- 3.3 The report states that we haven't taken opportunities to retain redundant historic fabric, but in practice we are strongly committed to keeping the Victorian heritage of our house.
 - (i) We don't want to disturb the flagged floor, the bells or the beam.
 - (ii) Project 1 will retain approximately three quarters of the wall intact. Project 2&3 will not make any fabric redundant.
 - (iii) We want to keep in place the floor-to-ceiling wooden cupboards on either side of the chimney breast in the basement etc.
 - (iv) I would also be quite happy to re-use the architraving and door (from the doorway to be blocked up) in the proposed new entrance to the utility room. I appreciate that this wouldn't be in the same place (EH 2008 Para 95) but it would be re-using 'heritage' fabric (EH 2008 Para 96). I didn't suggest this at the time as I wasn't made aware of the significance of this discussion during the officer's visit. I was reluctant to keep the current doorway architraving in situ as a 'memory of the opening' as it would interfere with the layout of the kitchen cupboards and the plumbing and seemed to me an idea more in keeping with an historic building with public access than our basement.
- 3.4 The officer's brief visit to part of the house only 'suggested' to him that the interior was important. This limited assessment, in my view, then places too much importance and significance on these features to support the conclusion that the two basement rooms should be left as they are so that future generations may be able to understand Victorian kitchen design.

3.5 There is then a difference of view between the Council's 'assessment of the importance of the interior's significance and mine and this is most clear in relation to the proposed new opening in the basement internal wall. It seems more appropriate to me to see different parts of the house as having different levels of importance to the significance of the house as whole. My assessment was that the ground floor and first floor were the principal spaces of the house with interesting (though hardly unique or innovative) features that contributed to the house as a 'heritage asset', but the basement and attic with their inferior build quality offered very little of 'special' architectural importance. The impact of the proposed opening on the significance of the whole house was therefore limited (EH Listing Selection Guide: Town Houses Page 11) and the most important aspects of the house are preserved (ENV 20).

3.6 The Council's assessment of the wall as 'important historic fabric' is, in my view, overestimated in the context of the whole house and the reasons for the listing in the first place.

- (i) The wall has no features of 'special architectural or historic interest' (1990 Planning Act 16(2)) except its age. It's simply a flat, brick and plaster wall with a basic type of skirting board, picture rail, thin pine door and architraving. With little or no architectural interest or significance beyond its functional role as a room divider, the impact of creating an opening, in my view, would be small.
- (ii) The report talks of Historic Value. Whilst the wall, door and architraving might have some illustrative value in showing period design (though basic quality), the guidance (EH 2008 Paras 39-45) is clearly looking for an illustrative example of innovative design or value by association, neither of which, it seems to me, applies to the features in the room or the wall, architraving or door.
- (iii) Much of the policy and guidance referenced in the report seems to be about the heritage aspects of public spaces/places or large scale demolition/ partial demolition of buildings and the preservation of conservation areas (particularly ENV20, DMG1 and DME4). It's not always easy to see how this policy/guidance applies to the micro-situation (basement & attic). I cannot, for example, see how Project 1 could justifiably be called 'a partial demolition of a listed building' as set out in the Council's policies (Policy ENV20).
- (iv) It would be possible to reverse the opening in the basement wall and put the door back, if desired at some later date (EH2008 Para 101).
- (v) EH 2008 Para 145 seems entirely relevant given my view that the removal of part of an internal wall will have a low impact on the heritage value of the whole house and won't compromise its integrity or setting. The consequences of doing nothing as a result of the council's decision

are that the house will struggle to maintain its market value or optimum viable use (EH 2008 Para 153).

- 3.7 The Council now seem to be arguing that the difference in build quality in the basement (compared with the main two floors) is possibly important enough to merit its retention and like the bells, beam and flags it has an Historic Value in telling the story of building use and design philosophy. But the retention of this kitchen plan form simply to enable the telling of a story to future generations is a recipe for keeping every detail, from plan-form to door knobs, exactly as it is now and ignores the fact that the house has been remodelled and adapted by every new owner since the house was built (See EH 2008 Para 86) – all of which now forms part of the building's character. The Council's view makes us hostages to vague notions about the needs of future generations but it is quite unclear about who actually benefits from this approach. Understanding the history of a place does not necessarily make it significant (EH 2008 Para 68)
- 3.8 The whole report takes no account of the reasons for choosing to design a kitchen in the way we have set out. The constraints of the current basement layout noted in the DAS severely restrict the design options available for a new kitchen appropriate to the size of the house and the times we live in. We now wish to bring the room back into use as a kitchen and enjoy the direct access to the garden.
- 3.9 The report notes that we already have a kitchen on the ground floor (and therefore the changes are avoidable and the refusal justified) but this gives no weight to our ideas and choices as house owners and appears to give the Council too great a say in how we manage our own living space, contrary to NPPF (Para 17 Pt. 2). Our current galley-type kitchen on the ground floor (same footprint as the current utility room) was installed in 1975 and is very tired, very small and badly in need of complete replacement – hence the wish to move down to the basement.
- 3.10 In my view, the changes proposed in Project 1 will make better use of the space available (within the context of a Victorian kitchen space) and will have very limited impact on the architectural significance of the wall or the room (HPPG Para 182). Nor will they do any significant harm to the character or heritage value of the house as a whole or compromise its integrity or significance as a listed building but will add value to its sustainability and function as a family home. (See also EH 2008 Para 101)
- 3.11 I'm of the view that the projects do meet the requirements of Para 138 (EH 2008) for new work or alterations and also Para 9 of NPPF (bullet points 3 & 4). The three projects also make a good contribution to improving the

heritage benefits associated with the house (HEPPG Para 79 Pts 3 & 5) and, in my view, will be sympathetic to the house's character and appearance.

- 3.12 As to the proposals having no public benefit, again I disagree with the Council's view. The fact that we are intent on securing the optimum viable use for the house through these projects must surely be a positive public benefit (NPPF 134) and should outweigh the limited harm being done to the character of the house by re-arranging the basement wall. The guidance asks who values the place and why. It's hard to see the social value to the community of our house as a heritage asset (particularly its interior) beyond its role as part of Clitheroe's historic townscape (HPPG Para 37). No-one has ever been remotely interested in the interior of my house other than friends and family. No representations were received from any person or organisation when the Council consulted on this LBC application, but I did speak to a representative of the Clitheroe Civic Society and to a local architect and neither could understand the reason for the LBC refusal
- 3.13 The key public benefit to future generations lies in the preservation of the house in its setting in the town, which is unaffected by these proposals. The proposals should be seen as a sustainable development because they're helping to make the 'optimum viable use' and sustain the market value of the house,
- (i) by bringing back into use the basement kitchen – by letting 50% more light into the kitchen, by retaining an appropriately sized utility room and by designing a well-planned modern kitchen to meet the requirements of a family home in the 21st Century
 - (ii) by relocating a toilet, which was never part of the Victorian heritage, to a more discreet part of the basement
 - (iii) by making better use of an attic hallway currently used for storing family junk

I fully accept that I have a part to play as an owner of a listed building and that my needs have to be balanced against the public interest, but the constraints imposed by this LBC decision do not support the sustainable development or optimum viable use of this house as a 21st Century living space, albeit within the context of a very modest example of a late Victorian terraced town house, a balance which we as a family have strived hard to maintain over nearly forty years.

(EH 2008 = EH Conservation Principles) (EH 2010 = The setting of heritage assets) (DCLD 2010 = Information requirements and Validation)

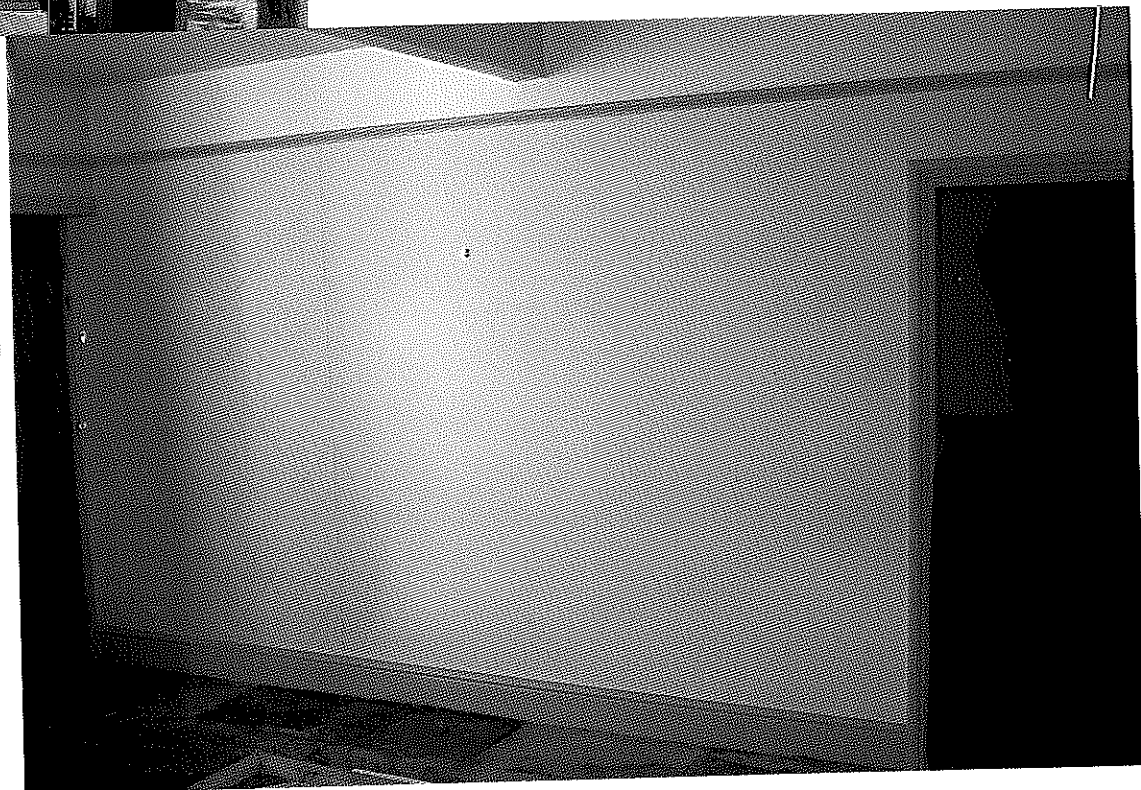
LBC Appeal

List of documents which did not form part of the original application but are submitted as part of the appeal

- Previous LBC Oct 1987

In addition 2 photos have been included as part of the appeal as they are clearer images.

1. Photos 1 Current & proposed position of doorway/opening to utility room
2. Photo 2 Attic Hallway (as is showing doorway, stairway and depth of hall).



Listed building consent

Name and address of applicant

Name and address of agent (if any)

Mr. D.E. Rowbottom,
8 Church Brow,
CLITHEROE,
Lancs.

Part I - Particulars of application

Date of application:

4 September 1987

Application no.

3/87/0586/P

Particulars and location of proposed works:

Repair works and alterations, 8 Church Brow, Clitheroe.

Part II - Particulars of decision

The Ribbles Valley Borough Council

hereby give notice that **listed building consent has been granted** for the execution of the works referred to in Part I hereof in accordance with the application and plans submitted

Date 12 October 1987

Planning Department,
Princess Avenue,
Clitheroe.

P. Barber

Chief Planning Officer