

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/W1850/Y/23/3316692

A. APPELLANT DETAILS

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

Name Mr Simon North

Address Lower Daffaluke Farm
Glewstone
ROSS-ON-WYE
HR9 6BB

Phone number

Email

Preferred contact method

Email ☒ Post ☐

B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes ☐ No ☒

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority Herefordshire Council

LPA reference number P222007/L

Date of the application 29/06/2022

Did the LPA validate and register your application?

Yes ☒ No ☐

Did the LPA issue a decision?

Yes ☐ No ☒

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes ☒ No ☐

Address Lower Daffaluke Farm
Glewstone
ROSS-ON-WYE
HR9 6BB

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 type="checkbox"/> No	<input checked="" type="checkbox"/>

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.

Proposed conversion of 1 stone barn (listed by curtilage), to provide holiday accommodation. Demolition of one tin barn (unlisted), to be re-built to provide holiday accommodation and laundry/bike storage area. Raising the south roof of a 'pig-shed' building (unlisted), to the ridge height of the North roof, installing solar panels, no change of usage. Associated work to the site including demolition of blockwork pens. Regularisation of the location of the completed Private Treatment Plant.

F. BUILDING INFORMATION

Please indicate the grade of the building

Grade I ☐

Grade II* ☐

Grade II ☒

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"/>
---	-----	-----------------------------	-------------------------------------

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 ☒

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
--	-----	-----------------------------	-------------------------------------

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
--	-----	--	--------------------------

Please explain.

If required

2. Hearing

☐

3. Inquiry

☐

I. FULL STATEMENT OF CASE

☒ see 'Appeal Documents' section

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available)

Yes

☐ No

☒

(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 agricultural holdings certificate submitted to the LPA at application stage (if these did not form 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.

☒

05. (c) A list of all plans, drawings and documents upon which the LPA made their decision.

☐

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.

☐

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 ☒

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

Mr Simon North

Date

15/02/2023 00:06:21

Name

Mr Simon North

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 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

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:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- 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. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Statement of Case - Lower Daffaluke Farm - 14 Feb 2023.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A separate list of appendices to accompany your full statement of case
File name:	Appendix contents.docx
File name:	Appendix 14 Lower Daffaluke - Sheet - A120 - Tin barn plans elevations as existing Feb21.pdf
File name:	Appendix 4 Lower Daffaluke Heritage impact statement Oct 2021.pdf
File name:	Appendix 10 Lower Daffaluke amended - Sheet - A103 - Stone barn floor plans proposed Oct21.pdf
File name:	Appendix 13 Lower Daffaluke - Sheet - A100 - Stone barn floor plans existing Feb21.pdf
File name:	Appendix 15 Lower Daffaluke - Sheet - A002 - Site plan as existing Feb21.pdf
File name:	Appendix 1 Lower Daffaluke amended location plan 13Dec22.pdf
File name:	Appendix 5 Lower Daffaluke amended - Sheet - A110 - Pig sheds as existing Jun22.pdf
File name:	Appendix 7 Lower Daffaluke amended - Sheet - A121 - Tin barn proposed plans and elevations Jun22.pdf
File name:	Appendix 2 Lower Daffaluke amended site plan 01Dec22.pdf
File name:	Appendix 11 Lower Daffaluke - Sheet - A102 - Stone barn Elevations as existing 2 Feb21.pdf
File name:	Appendix 8 Lower Daffaluke amended - Sheet - A105 - Stone Barn Elevations as proposed Oct21.pdf
File name:	Appendix 6 Lower Daffaluke amended - Sheet - A111 - Pig sheds as proposed Jun22.pdf
File name:	Appendix 12 Lower Daffaluke - Sheet - A101 - Stone barn Elevations as existing Feb21.pdf
File name:	Appendix 9 Lower Daffaluke amended - Sheet - A104 - Stone Barn Elevations as proposed Oct21.pdf
File name:	Appendix 3 Lower Daffaluke Design_ Access statement June 2022.pdf
File name:	Appendix 17 Lower Daffaluke - A103 - Stone Barn floor plans as proposed version 1 Jun22 SUPERCEDED.pdf
File name:	Appendix 21 Lower Daffaluke - A120 - Tin Barn plans and elevation version 1 Jun22 SUPERCEDED.pdf
File name:	Appendix 16 Lower Daffaluke - A003 - Site plan as proposed version 1 Jun22 SUPERCEDED.pdf
File name:	Appendix 18 Lower Daffaluke - A104 - Stone Barn elevations as proposed version 1 Jun22 SUPERCEDED.pdf
File name:	Appendix 20 Lower Daffaluke - A111 - Pig sheds as proposed version 1 Jun22 SUPERCEDED.pdf
File name:	Appendix 19 Lower Daffaluke - A105 - Stone Barn elevations as proposed version 1 Jun22 SUPERCEDED.pdf
File name:	Appendix 22 Lower Daffaluke - A003 - Site plan as proposed version 2 Sep21 SUPERCEDED.pdf

File name:	Appendix 25 Lower Daffaluke - A105 - Stone Barn elevations as proposed version 2 Sep21 SUPERCEDED.pdf
File name:	Appendix 27 Lower Daffaluke - A121 - Tin Barn as proposed version 2 Sep21 SUPERCEDED.pdf
File name:	Appendix 26 Lower Daffaluke - A111 - Pig sheds as proposed version 2 Sep21 SUPERCEDED.pdf
File name:	Appendix 23 Lower Daffaluke - A103 - Stone Barn floor plans as proposed version 2 Sep21 SUPERCEDED.pdf
File name:	Appendix 30 Lower Daffaluke PTP test certificate.pdf
File name:	Appendix 24 Lower Daffaluke - A104 - Stone Barn elevations as proposed version 2 Sep21 SUPERCEDED.pdf
File name:	Appendix 29 Lower Daffaluke - Marsh PTP Brochure.pdf
File name:	Appendix 28 Lower Daffaluke - Ecology Survey Report.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application form sent to the LPA.
File name:	AppForm Lower Daffaluke.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	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:	Appendix 1 Lower Daffaluke amended location plan 13Dec22.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:	Appendix 13 Lower Daffaluke - Sheet - A100 - Stone barn floor plans existing Feb21.pdf
File name:	Appendix 4 Lower Daffaluke Heritage impact statement Oct 2021.pdf
File name:	Appendix 14 Lower Daffaluke - Sheet - A120 - Tin barn plans elevations as existing Feb21.pdf
File name:	Appendix 10 Lower Daffaluke amended - Sheet - A103 - Stone barn floor plans proposed Oct21.pdf
File name:	Appendix 15 Lower Daffaluke - Sheet - A002 - Site plan as existing Feb21.pdf
File name:	Appendix 5 Lower Daffaluke amended - Sheet - A110 - Pig sheds as existing Jun22.pdf
File name:	Appendix 7 Lower Daffaluke amended - Sheet - A121 - Tin barn proposed plans and elevations Jun22.pdf
File name:	Appendix 2 Lower Daffaluke amended site plan 01Dec22.pdf
File name:	Appendix 11 Lower Daffaluke - Sheet - A102 - Stone barn Elevations as existing 2 Feb21.pdf
File name:	Appendix 8 Lower Daffaluke amended - Sheet - A105 - Stone Barn Elevations as proposed Oct21.pdf
File name:	Appendix 6 Lower Daffaluke amended - Sheet - A111 - Pig sheds as proposed Jun22.pdf
File name:	Appendix 12 Lower Daffaluke - Sheet - A101 - Stone barn Elevations as existing Feb21.pdf
File name:	Appendix 9 Lower Daffaluke amended - Sheet - A104 - Stone Barn Elevations as proposed Oct21.pdf
File name:	Appendix 3 Lower Daffaluke Design_ Access statement June 2022.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.

File name:	Appendix contents.docx
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:	Appendix 3 Lower Daffaluke Design_ Access statement June 2022.pdf
Completed by	MR SIMON NORTH
Date	15/02/2023 00:06:21