

# RIBBLE VALLEY BOROUGH COUNCIL

## REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 21 AUGUST 2014  
title: STATISTICAL REPORT ON LISTED BUILDING APPLICATIONS  
submitted by: DIRECTOR OF COMMUNITY SERVICES  
principal author: JOHN MACHOLC – HEAD OF PLANNING SERVICES

### 1 PURPOSE

1.1 To inform Members on the determination rate of listed building applications in the years 2006 to 2013. The report also highlights the complexities that surround the determination of listed building applications.

1.2 Relevance to the Council's ambitions and priorities:

- Corporate Priorities – To protect and enhance the environmental quality of our area and to be a well run and efficient Council.
- Other Considerations – None.

### 2 BACKGROUND

2.1 It is important to give an analysis of the determination rate of all types of application but on the basis of the request in relation to an average determination rate for listed building applications over the last 8 years, a report has been prepared giving details in relation to not only the average determination rate over the last 8 years but also a breakdown as to the percentage of determination rates within various timeframes. The breakdown, which is accurately reflected in the pie charts shown as Appendix 1 to this report, uses the determination rate up to a target of 8 weeks, and a further breakdown in relation to 9-12 weeks, 13-20 weeks and over 20 weeks. Information within this report also gives a breakdown of the number of applications refused and number of applications approved.

2.2 When considering proposals for listed building applications, they often require extensive consultations with historic amenity groups such as Victoria Society as well as English Heritage. In many instances the consultation responses are not received within the statutory period of 28 days and in some cases it is often important to wait for the outcome of the consultation response before making a decision. The nature of the reply may also require the need to obtain additional information which could lead to a delay in the decision. Members are fully aware of the importance of protecting the heritage and therefore it is essential to give full consideration of any impact a proposal would have on the character of the listed building and its setting. Listed building applications often require a statutory notice to be located on site as well as a newspaper advertisement.

2.3 In many cases applications that relate to listed buildings require a more detailed checklist than most other minor applications. It is often the case that insufficient or inadequate information is included at the time of the submission. It is often the case that applications have either been made invalid or additional information requested which has caused further delay in the determination of the applications. It is regretful that there are many instances where proposals do not include sufficient information to allow a speedy decision other than to recommend a refusal. In most situations the Council request additional information so as to enable a full assessment rather than to refuse on the grounds of lack of information.

### 3 ISSUES

- 3.1 It was requested that an average determination rate be given for all listed building applications submitted from 2006-2013. I am of the opinion that this is of limited value and that the submitted pie charts for each year is of more use in informing Committee in relation to determination of listed building applications. However, I can advise Members that the average determination rate for listed building applications from 2006 to 2013 is 10 weeks, 3 days.
- 3.2 In relation to appeals on listed building applications, I can advise Members that the success rate, ie appeals dismissed, is approximately 70%.
- 3.3 It is evident from the pie charts in Appendix 1 that there is a drop in determination rates within the 8 week period over the last 2 years and this is partly due to workload issues arising from the increase in number of listed building applications and the need to allocate officer time on the Public Inquiry at Whalley and on the Heritage Partnership Agreement with English Heritage and Stonyhurst College.
- 3.4 There have been some concerns about the delay in the determinations of listed building applications but it is important to emphasise that they often require complex evaluation on the implications of the proposal as well as a historical assessment of the significance of the building or works affected.
- 3.5 I am aware that many submitted schemes lack information and many submitted proposals do not include a justification for the alterations. In order to improve the quality of the submissions it may be beneficial to provide a detailed validation checklist on listed buildings as well as a general reminder to planning agents of the importance and need for high quality submissions and to engage in pre-application advice. It is hoped that this will assist on improving the speed of decisions in relation to listed buildings.

### 4 CONCLUSION

- 4.1 I am mindful that there has been a decline in determination rate in recent years but I am satisfied that the majority of the applications are still determined within the 8 week period. However it is important to continue to monitor the determination rate of not just listed building applications but all planning applications as this is an important measure in relation to performance and service delivery of the planning service.

### 5 CONCLUSION

- 5.1 Note the contents of this report.

JOHN MACHOLC  
HEAD OF PLANNING SERVICES

JOHN HEAP  
DIRECTOR OF COMMUNITY SERVICES

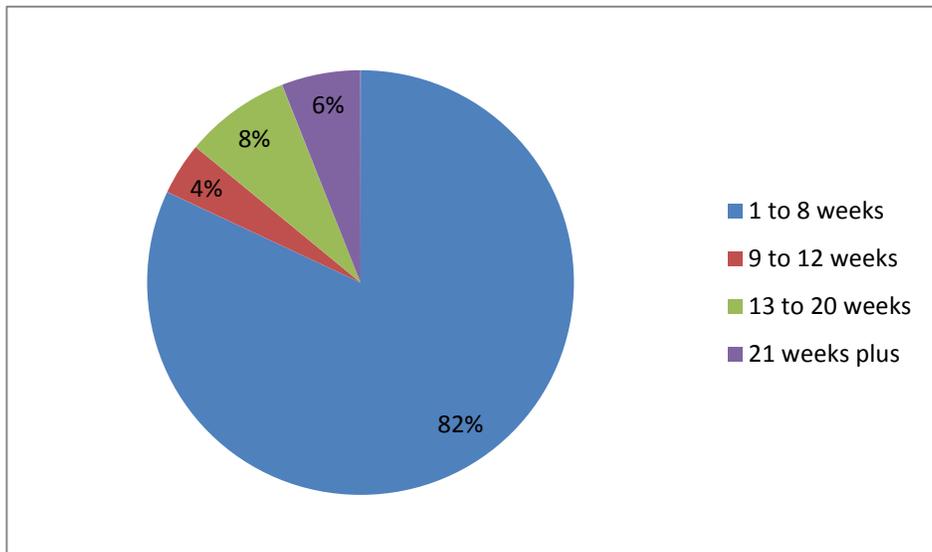
### BACKGROUND PAPERS

1. Internal statistical report using MVM system.

For further information please ask for John Macholc, extension 4502.

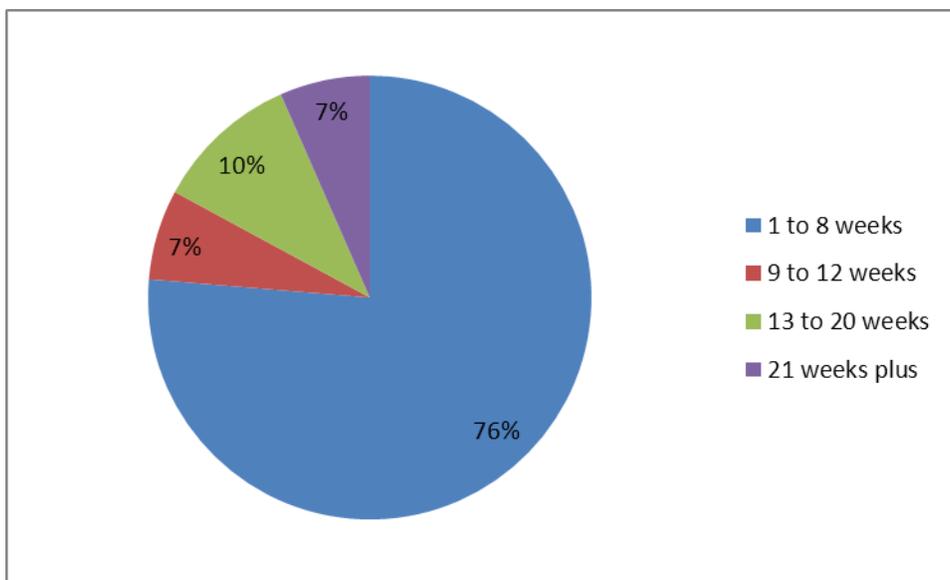
### Average Determination Rate on Listed Building Applications

2006 Chart reflecting the turnaround period for Listed Building planning applications in weeks.



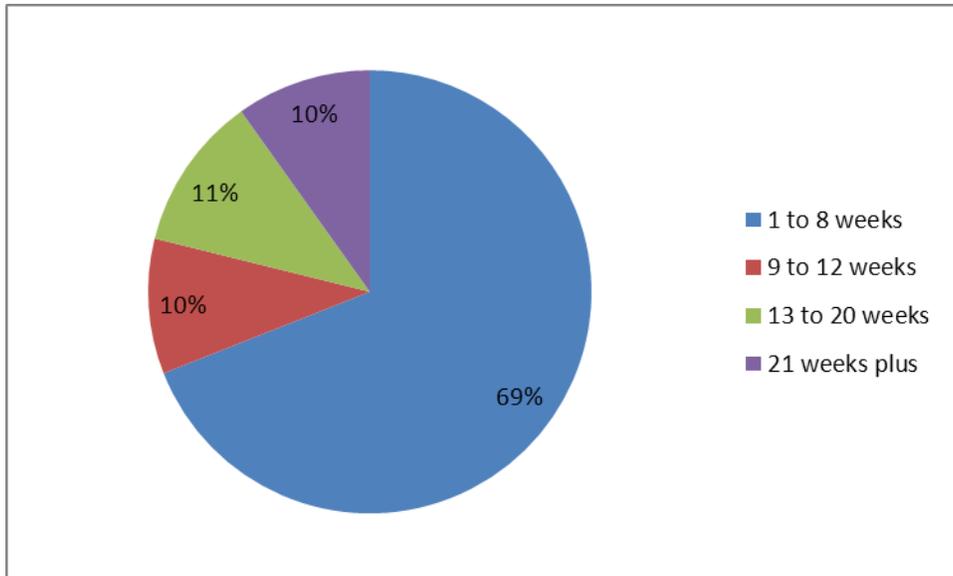
1 to 8 weeks	9 to 12 weeks	13 to 20 weeks	21 plus weeks
41	2	4	3

2007 Chart reflecting the turnaround period for Listed Building planning applications in weeks.



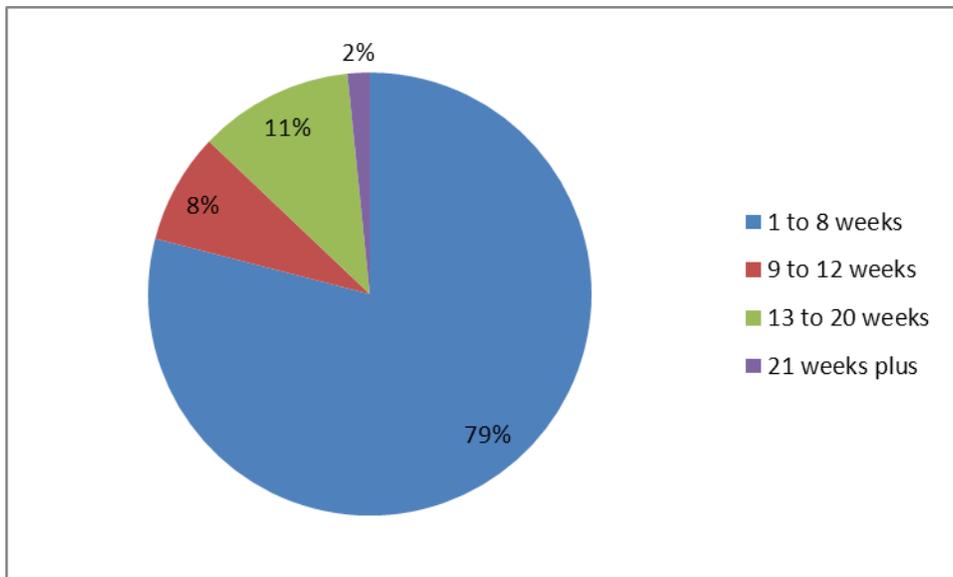
1 to 8 weeks	9 to 12 weeks	13 to 20 weeks	21 plus weeks
58	5	8	5

2008 Chart reflecting the turnaround period for Listed Building planning applications in weeks.



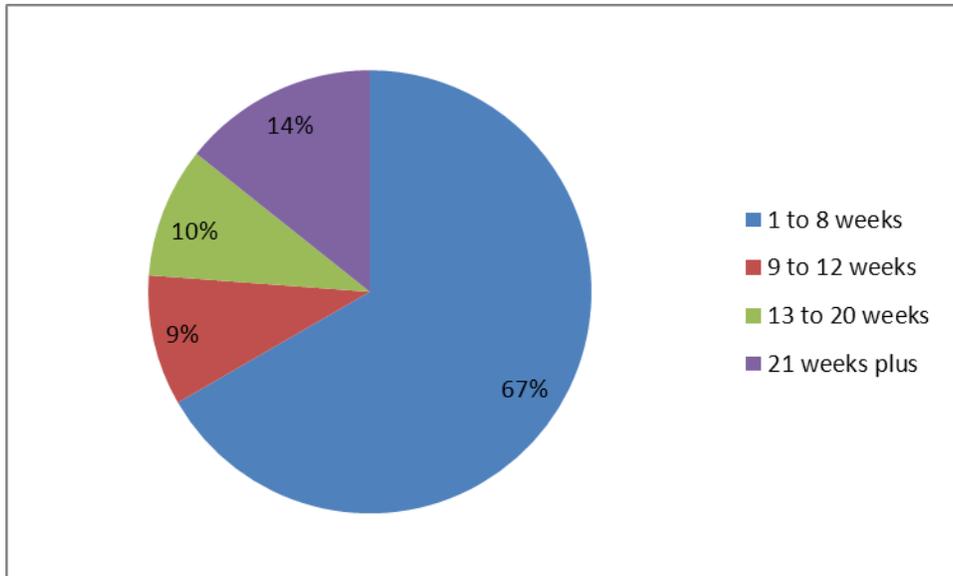
1 to 8 weeks	9 to 12 weeks	13 to 20 weeks	21 plus weeks
49	7	8	7

2009 Chart reflecting the turnaround period for Listed Building planning applications in weeks.



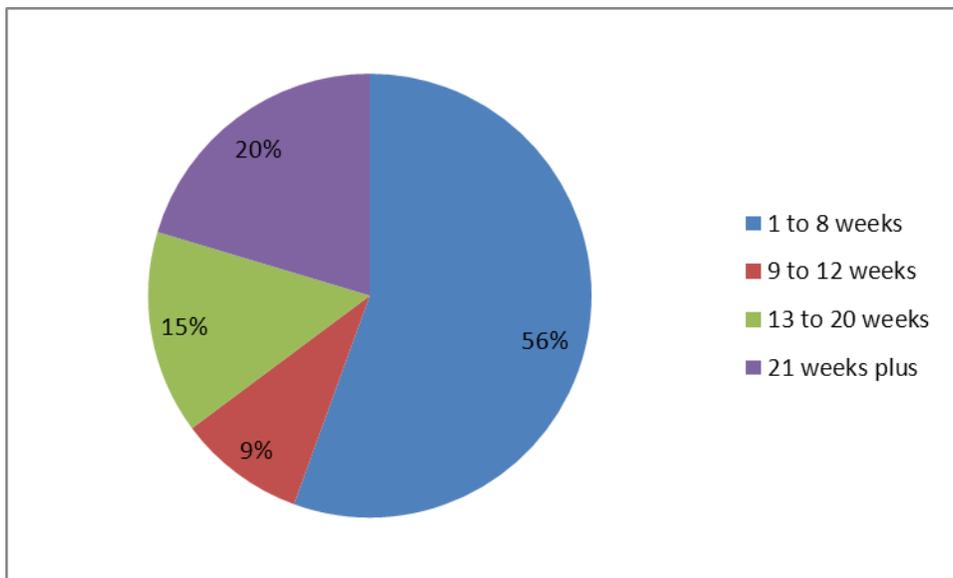
1 to 8 weeks	9 to 12 weeks	13 to 20 weeks	21 plus weeks
49	5	7	1

2010 Chart reflecting the turnaround period for Listed Building planning applications in weeks.



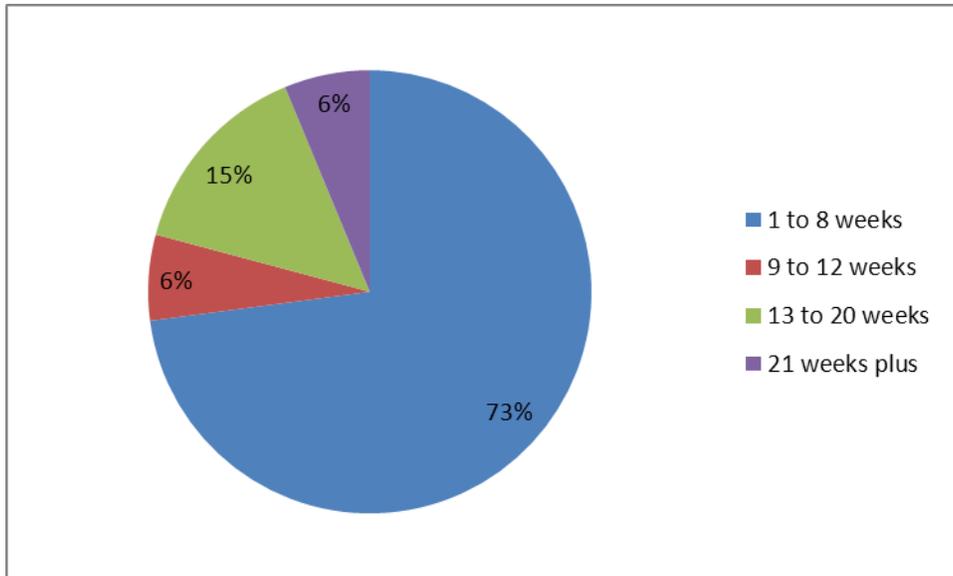
1 to 8 weeks	9 to 12 weeks	13 to 20 weeks	21 plus weeks
28	4	4	6

2011 Chart reflecting the turnaround period for Listed Building planning applications in weeks.



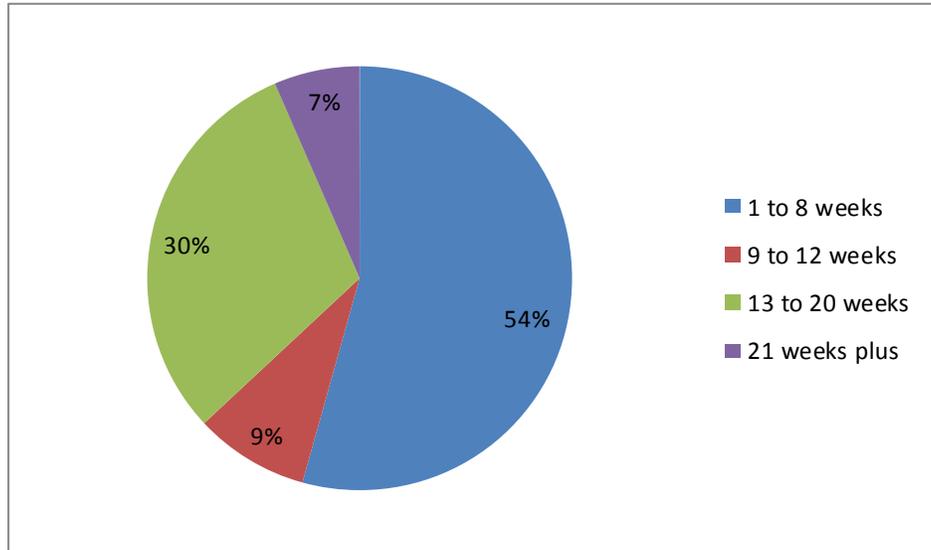
1 to 8 weeks	9 to 12 weeks	13 to 20 weeks	21 plus weeks
30	5	8	11

2012 Chart reflecting the turnaround period for Listed Building planning applications in weeks.



1 to 8 weeks	9 to 12 weeks	13 to 20 weeks	21 plus weeks
35	3	7	3

2013 Chart reflecting the turnaround period for Listed Building planning applications in weeks.



1 to 8 weeks	9 to 12 weeks	13 to 20 weeks	21 plus weeks
25	4	14	3

Table 1.1. Listed Building application decisions and turn-around time scales in weeks and days.

