

Planning Application

Town and Country Planning Act 1990

Please read the accompanying notes, form P1B, before answering each question. Please complete in BLOCK LETTERS.

Application No.

320070506P

Date received

Fee paid £

Receipt No:

Question 1

Name and Address of Applicant

STONYHURST COLLEGE ESTATE
STONYHURST COLLEGE, HURST GREEN,
CLITHEROE, LANCASHIRE

Postcode BB7 9P3

Tel No:

Question 1a

Name and Address of Agent

CARTER JONAS LLP
REGENT HOUSE, 13-15 ALBERT STREET,
HARROGATE, N. YORKSHIRE

Postcode HG1 1JX

Tel No: 01423 523423

(Contact's Name)

Question 2

Address or Location of Application Site – indicate on the plan any adjoining land in the applicants control

HORLOCKS BARN
HORLOCKS FARM
STONYHURST
CLITHEROE, LANCASHIRE

Question 3

Accurate description of the proposed development (including site area if known)

RENEWAL OF PLANNING PERMISSION
31/2005/0563 FOR THE CONVERSION
OF BARN TO DWELLING.

Question 4

Type of application

Please state yes in the appropriate box

- a. Full application for a change of use not involving any building works ☐
- b. Full application for a change of use and/or new building/engineering work or alterations ☒
- c. Outline application for the erection of building(s) ☐

(i) Please state yes/no which matters, if any, are being dealt with in this application

Layout

Scale

Access

Appearance

Landscaping

(ii) For residential development give number and type of dwellings (indicate on separate sheet if necessary)

d. Reserved Matters application

(i) Please give reference number of outline permission ☐

(ii) Please state yes/no which reserved matters are being dealt with in this application

Layout

Scale

Access

Appearance

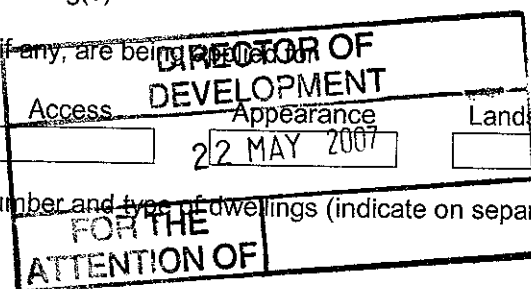
Landscaping

e. Continuation of Temporary Permission

Please give reference number of previous permission ☐

f. Modification or removal of a Condition

Please give the number of the planning permission and the relevant condition ☐



Question 5 AccessPlease state
Yes or NoPlease state
Yes or NoDoes the proposal involve a new vehicular access? ☒ YESan altered vehicular access? ☐ NOa new pedestrian access? ☐ NOan altered pedestrian access? ☐ NO

Does there exist any public right of way within the application site?

☐ NO**Question 6 Trees**Please state
Yes or No

Do you intend to prune or fell any trees as part of the proposed development?

If yes, please show the tree(s) on the plan and describe the works proposed.

☐ NO**Question 7 Existing Uses**Describe the existing, or if vacant,
the last uses of the site

AGRICULTURE

Question 8 Additional InformationPlease state
Yes or No

a. Is the application for shopping, office, industrial, or other commercial use? If so, please complete a Planning Application (Part2), form P1A

☐ NO

b. Is the application for or associated with the winning and working of minerals or waste disposal? If so, please complete a Planning Application (Part3), form P1M

☐ NO**Question 9 Drainage / Water Supply**

a. How will surface water be dealt with? SOAKAWAY

b. How will sewage be dealt with? PACKAGE TREATMENT PLANT

c. How will water be supplied? MAINS

Question 10 MaterialsIf building works are proposed please describe all
external materials (e.g. brick walls, colour, make and
type and show them on your plan)

SEE PLANS

Question 11 PlansPlease list the drawings and plans submitted with this
application form (5 sets are required):

- LOCATION PLAN
- SITE LAYOUT PLAN
- DESIGN & ACCESS STATEMENT
- STRUCTURAL APPRAISAL

Question 12Please read and then sign the following statement
DeclarationI wish to apply for planning permission for the development described in this application and accompanying plans
and enclose the fee of £ 135Signed Carly Thomas Up

(Applicant/Agent)

Date 21.05.07**Question 13**Certificate under Article 7 Town and Country Planning (General Development Procedure) Order 1995
Certificate AI certify that on the day 21 days before the date of the accompanying application nobody, except the applicant, was
the owner of any part of the land to which the application relates.

None of the land to which the application relates is, or is part of, an agricultural holding.

Signed Carly Thomas Up

(Applicant/Agent)

Date 21.05.07

Ownership and Agricultural Holdings/Tenant Certificates and Notices

Please read, sign and enclose with your planning application form P1, the appropriate certificates and notices for your application. You should contact the planning department to discuss the matter if you are in doubt which certificates and notices are required.

Ownership Certificates A and B

Town and Country Planning (General Development Procedure) Order 1995

--- Certificate under Articles 7

Certificate A (a)

I certify that:

on the day 21 days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the owner (b) of any part of the land to which the application/appeal* relates

Signed *Caroline Hasler*

*On behalf of STONY HURST COLLEGE ESTATE

Date 21.05.07

*delete where inappropriate

Town and Country Planning (General Development Procedure) Order 1995

--- Certificate under Articles 7

Certificate B (a)

I certify that:

I have/The applicant has/The appellant has* given the required notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal*, was the owner (b) of any part of the land to which the application/appeal* relates, as listed below.

Owner's (b) name

Address at which notice was served

Date on which notice was served

Signed

*On behalf of

Date

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order) One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver)

DESIGN AND ACCESS STATEMENT

Site: Horrocks Barn, Horrocks Farm, Stonyhurst, Lancashire

Planning Application: Renewal of Planning Permission 3/2005/0543 for the Conversion of Traditional Barn to Single Dwelling

1.0 INTRODUCTION

- 1.1 This is a Design and Access Statement for the conversion of a traditional barn at Horrocks Farm to a single dwelling. It has been prepared in accordance with the good practice guidance produced by CABE. This statement accompanies the supporting letter also appended to the planning application and should be read in conjunction with that information. It primarily covers the design and access issues relating to the scheme and how the proposals have been formulated as a consequence of the site and its setting.

2.0 DESIGN

Assessment of the Context

As part of the development of the proposal for this site regard has been paid to the sites own characteristics and wider setting both in terms of its physical features, the likely impact upon existing residents and upon the built and natural environment.

Physical Considerations

- 2.1 Horrocks Barn is situated to the north west of Stonyhurst College, within the landholding owned by the Estate. It forms part of Horrocks Farm and is accessed from Stockbridge Road. Adjacent to the barn is Horrocks Farmhouse. The barn itself is a substantial part two, part single storey barn constructed from stone with a slate roof. The southern elevation is the most prominent being visible from the surrounding countryside and care has been taken to ensure the traditional character and appearance has been preserved.
- 2.2 The existing walled area to the west will be retained as a parking area with a small area to the south grassed and bounded by a new hedge.
- 2.3 A new access is proposed, the detail of which is provided in the 'Access' section.

Social Considerations

- 2.4 The building exists and forms part of the range of buildings at Horrocks Farm and the Stonyhurst Estate. The proposed development will not impact upon the neighbouring farmhouse. The main elevation is the southern elevation, which faces away from the farmhouse and ensures that there will be no overlooking onto this property. Sufficient amenity space and separation distances can be provided for each property so that the residential amenity of both buildings is not harmed.

Economic Considerations

- 2.5 The site is presently underused and a wasted resource. The residential development of the barn would make an efficient and effective use of this building and contribute to the character of the site as a whole.

Evaluation

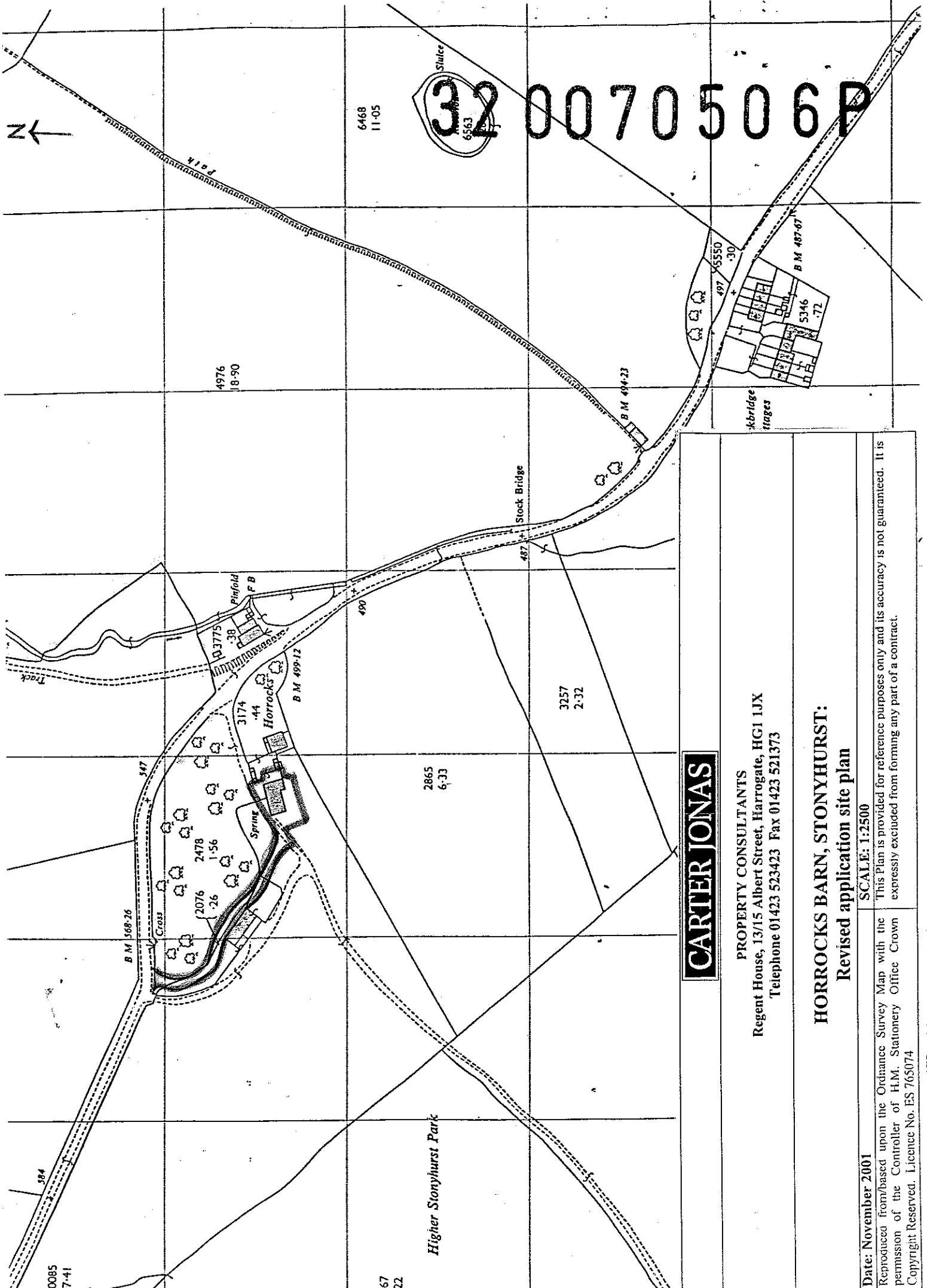
- 2.6 Assessing the site and its context has informed the design of this scheme. The main considerations in the conversion of this building are considered to be the retention of the traditional appearance and character of the building and re-use with minimal alteration, rebuilding or extension. In addition to this the building lies outside Development Limits and within the Forest of Bowland Area of Outstanding Natural Beauty. It is therefore important to ensure that the scheme protects, conserves and enhances the natural landscape surrounding the application site.

Design

- 2.7 The proposal is for the conversion of an existing traditional barn to a single dwelling. The detail of the scheme has not changed from the previous scheme.
- 2.8 The barn is a traditional stone and slate barn, two stories in height with a small single storey section on the southern elevation. The barn is attractive in appearance and this traditional character has been retained in the design of the conversion.
- 2.9 The density of this scheme is governed by the building as it is only capable of conversion to one dwelling.
- 2.10 The layout of the site has been dictated by the existing layout and is generally unaltered. An existing curtilage to the west is defined by stone walls. This will remain and will form the parking area, enclosing and screening this area from the surrounding countryside. A modest curtilage will be formed using the grassed area to the south and will be enclosed with a quickthorn hedge. The curtilage of the dwelling will not extend into the countryside and will be enclosed by the existing and proposed boundary treatment.
- 2.11 In terms of the building itself, the conversion has retained the original character and appearance of the barn. The structural survey enclosed with the application confirms that the building remains sound and of substantial construction and that it has not deteriorated since the original grant of planning permission or the renewal two years ago.
- 2.12 In terms of the windows and doors all original openings will be retained and reused. There will be no new openings to the west, east or north elevations. A small first floor window is proposed on the southern elevation to serve bedroom 2 and a small conservation rooflight is proposed to serve the first floor bathroom. These alterations are minor and will not harm the traditional character and appearance of the barn.

- 2.13 The barn is sufficient to create a dwelling of suitable living accommodation without the need for extensions.
- 2.14 It is acknowledged that the site lies within the AONB and its impact upon the landscape is a material consideration. The conversion of Horrocks Barn is a small scale scheme that will not have any detrimental impact upon the surrounding countryside. The architectural character of the building has been retained with minimal alteration. The curtilage to the barn will be enclosed by existing and proposed screening and will minimise any visual impact. The scheme will result in an overall improvement to the site and its location within the AONB.
- 2.15 The conversion will restore this barn and retain its character and appearance. In visual terms the scheme will result in a building little changed from the existing with the design ensuring the attractive built form and architectural details are preserved and enhanced.
- 3.0 ACCESS**
- 3.1 An existing access from Stockbridge Road leads to the barn, farmhouse and surrounding land. During the determination of the original scheme a new access was proposed using the route of an existing track, which skirts around the edge of the wood and will emerge to the north of the wood with a new access created to the road. The existing access will be closed to all traffic except the occupants of Horrocks Farmhouse and the construction of a new boundary wall to prevent such use. The field access adjacent to the new access will be used for access to the field only.
- 3.2 Sufficient parking and turning area is provided to the west of the building, within its curtilage. Daily access and servicing requirements can be readily met.
- 4.0 CONCLUSION**
- 4.1 The building exists and forms part of its context and surroundings. The conversion scheme provides a compatible use for this building, fitting in well with this context. The appearance and layout are largely unaltered and the setting and physical constraints respected.
- 4.2 This application is for the renewal of a previously approved scheme, with no alterations proposed. It is therefore anticipated that the conversion of Horrocks Barn will remain acceptable to the Local Planning Authority.
- 4.3 The design of the scheme adheres to relevant national and local planning policies concerning the conversion of rural buildings.

CARTER JONAS LLP
May 2007



CARTER JONAS

PROPERTY CONSULTANTS
 Regent House, 13/15 Albert Street, Harrogate, HG1 1JX
 Telephone 01423 523423 Fax 01423 521373

HORROCKS BARN, STONYHURST:
 Revised application site plan

Date: November 2001 Reproduced from/based upon the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office Crown Copyright Reserved. Licence No. ES 765074	SCALE: 1:2500 This Plan is provided for reference purposes only and its accuracy is not guaranteed. It is expressly excluded from forming any part of a contract.
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**HORROCKS BARN, STONYHURST:
NEW ACCESS ARRANGEMENTS**

Date: November 2001

SCALE: 1:500

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Ribble Valley Borough Council
Town and Country Planning Act 1990
Granted with Conditions
- 3 JUL 2002

320070506P

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IMPORTANT
ANY PROPOSAL TO CONNECT TO A PUBLIC SEWER MUST BE APPROVED BY THE COUNCIL'S DRAINAGE SECTION. NO PUBLIC SEWER MUST BE DISTURBED WITHOUT THE WRITTEN AUTHORITY OF THE ABOVE. CONTACT DRAINAGE SECTION 01200 425111. PUBLIC SEWERS CAN KILL!

EXISTING ACCESS
CLOSED TO ALL
TRAFFIC WITH
ACCESS FOR
HORROCKS
FARMHOUSE
ONLY

CONSTRUCT
NEW BOUNDARY
WALL

3174
.44

Horrock

B M

NEW ACCESS TO SERVE
HORROCKS BARN, FARMLAND
AND PROPERTIES BEYOND

B M 568.26

EXISTING
METAL GATE
FIELD ACCESS
FOR AGRICULTURAL
ACCESS TO THIS
FIELD ONLY.

Cross

2076
.26

2478
1.56

REMOVE EXISTING
TRACK & RE-ALIGN
TO FORM NEW
ACCESS.

Spring

