

Application for Listed Building Consent

LB1

Application No
320070914P
Date Received

Planning (Listed Buildings and Conservation Areas) Act 1990

Completed copies of this form and plans should be sent to the City, Borough or District Council (see note 1)

Please read the notes overleaf before answering each question.

Please complete in BLOCK LETTERS

Question 1

Name and Address of Applicant

MR. G. PUNCH
CROSS TREES
WHALLEY ROAD
HURST GREEN, CLITHEROE

Postcode BB7 9QJ

Tel No: 07722 012704

Question 1a

Name and Address of Agent

Postcode

Tel. No:

(Contact's name.....)

Question 2

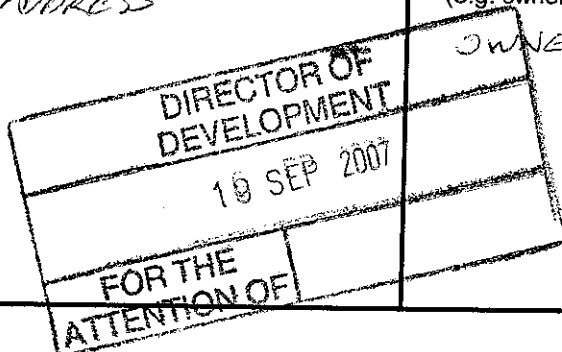
Full address or location of the building.

APPLICANTS ADDRESS

Question 3

What is the applicant's interest in the building?
(e.g. owner, lessee, prospective purchaser, etc.)

OWNER



Question 4

Describe briefly the proposed works (e.g. demolition, alteration, extension) and give the reasons why the works are considered necessary.

DEMOLITION OF EXISTING TIMBER LEAN TO EXTENSION (SINGLE STOREY) REPLACEMENT WITH SINGLE STOREY EXTENSION TO CONTAIN UTILITY & CLOAKS

Question 5

List the drawings and plans submitted with the application.

DRG NO E02/07-1 EXISTING & PROPOSED PLANS & ELEVATIONS
DESIGN & ACCESS STATEMENT

Note: The plans should be sufficient to identify the building and all alterations and extensions should be shown in detail; the works should also be shown in relation to any adjacent buildings

I wish to apply for Listed Building Consent to execute the works described in this application and the accompanying plans and drawings.

Signed

C. Pugh

(Applicant/Agent)

Date 19.09.07

Certificate under Section 11 Planning (Listed Buildings and Conservation Areas) Act 1990 Certificate A

I hereby certify that:

No person other than myself/the applicant* was the owner of any of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed

C. Pugh

(Applicant/Agent)

Date 19.09.07

Notes

1. The local planning department may need to consult several interested parties, such as the local civic or historical society, about your proposal. You are asked to discuss this informally with the staff of your local planning department who will advise you on the number of copies required.
2. Any object or structure fixed to a listed building or forming part of the land and within the curtilage of the building is treated as part of the listed building.
3. If an appeal is made to the Secretary of State concerning this application, the Regulations require that a copy of the following documents shall be provided for the Secretary of State by the appellant:
 - a. The application made to the local planning department together with all relevant plans, drawings, particulars and documents (including a copy of the certificate) submitted with it;
 - b. The notice of decision (if any) and all other relevant correspondence with the local planning department
4. If consent is granted for the demolition of a listed building, the effect of Section 8 of the 1990 Act is that demolition may not begin until the Royal Commission have been notified, and the Commission have then either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building, or that they do not wish to record it.
5. When making an application for Listed Building Consent you must complete a Section 11 Certificate, which provides details of the ownership of the site. This is necessary to let owners and agricultural tenants know about proposed developments on their land.

Complete the Certificate on the application form if the applicant is the sole owner of all the land to which the application relates and no part of it is an agricultural holding or has an agricultural tenant (Owner means a person having a freehold interest or a leasehold interest with at least seven years unexpired)

If the applicant is not the sole owner or part or all the land is an agricultural holding, please complete the separate Section 11 Certificate which is available at your local planning office.

If you do not know the name and address of the owner there are other Certificates which you can complete and should contact the planning department to discuss the matter.

Note that there is a penalty for knowingly or recklessly completing a false or misleading Section 11 Certificate.

Development Department

Council Offices, Church Walk, Clitheroe, Lancs, BB7 2RA

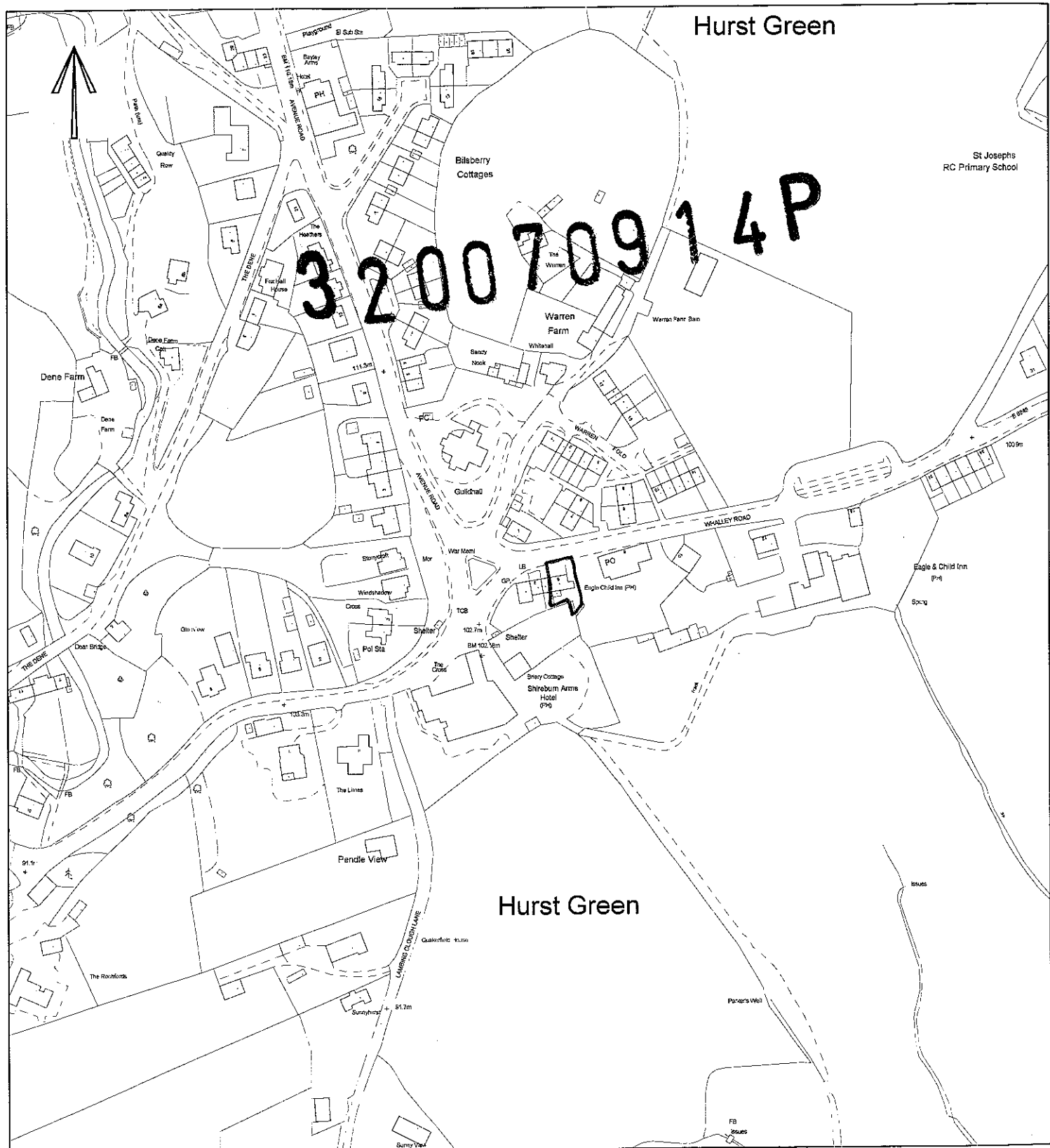
Tel: (01200) 425111 Fax: (01200) 414487 DX: Clitheroe 15157



RIBBLE VALLEY
BOROUGH COUNCIL

Location Plan

Map Ref: SD6837NE Scale: 1:2500



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RECEIPT NO

SOLD BY

Design and Access Statement	
Address/Location:	Cross Trees, 6 Whalley Road, Hurst Green, BB7 9QJ
Proposal:	Single storey side extension
Resident:	Mr. & Mrs. Punch
Date:	05/09/07
Associated Docs:	Drg N°: E02/07-1 Existing & Proposed Elevations & Plans

Introduction

The purpose of this design statement is to identify the building in question and justify the proposal in terms of design characteristics, context, and demonstrate its value and contribution to the area.

Description of Property

The property is a Grade II listed building and is located within the Hurst Green Conservation Area

The property is a gable end mews cottage with a double frontage that fronts onto Whalley Road. What appear to be original timber vertical sliding sash windows with dividing muntin and a timber panelled front door are present to the front elevation as are the windows to most elevations, with some stone head and cill ornament.

The wall is constructed in coursed stone (nominal thickness 500mm) with the side and rear elevations later rendered. Later additions are present in the form of a timber porch to the front of the property and a timber lean to single storey building to the side gable of the property.

Roof finishes are the original diminishing stone slate to the front pitch of the property with a later replaced slate to the rear slope of the property.

In terms of internal floor plan access from the front door leads into a vestibule that in turn leads into the lounge with a second day room to the right, both these rooms house stone fire places. The staircase that leads to the upper floor is located in the lounge.

3N° steps lead down into rear of property that houses the kitchen and a small dining area in the adjacent room at the back of the house.

External treatments to the property have been altered over time. The boundary wall to the front of the property has been demolished and the garden area. This garden area has been surfaced over in tarmac to create a parking area.

Generally the relief of the site falls from the front of the property to the rear of the property with a relatively constant fall of -0.6m

The Proposal

The proposal relates to the gable of the property where there is currently a timber lean to single storey extension. The extension is accessed directly from the current kitchen area at the rear of the property.

This lean to building is of a poor quality, both aesthetically and structurally and is in no way in keeping with the current property.

The proposal is to demolish this existing lean to extension and replace it with a single storey extension of a similar footprint. The actual extension size will be 2.7m out from the gable x 3.8m wide, with a maximum ridge height of 3.2m (as measured from the ground level at the rear of the property).

The extension is to be constructed in block cavity construction with a render finish to match with the existing.

Roof finish is to be slate to match existing with exposed eaves. The pitch of the roof will match that of the existing rear roof slope of the property with a similar roof shape of a front to back gable.

Windows to also be vertical sliding sash to match existing. As can be seen from the elevations the proposed windows closely match the proportion of the existing windows.

Additionally, it is intended to reinstate the boundary wall to the front of the property with a low height wall with railings to a max height of 1200mm high. It is envisaged this will enhance the local street scene by providing continuity to the boundary along the mews row, whilst creating a clear definition between the public and the semi private front garden area.

Walls are to be constructed in stone to match local boundary treatments with stone columns to the corner and gated entrance of the property. Black railings with finials are proposed in between the stone columns. Inspiration for the design of the boundary wall is taken from that opposite the property as highlighted in the later photos.

Justification

The proposed extension will replace the existing timber lean to that is in a poor condition and detracts visually from the mews block and general street scene.

The proposed replacement will match the existing property in terms of roof construction, fenestration and build finish. The step back, size and the sloping relief of the site mean that the proposal will not be over dominant or unobtrusive with a distinct break from the mews building line.

It is envisaged this will create a pleasing view from the street scene that does not distract from the quality of the mews, whilst presenting what is an obvious later extension.

The proposed utility area will provide additional room and modern essential space for a family, to ensure that the property is occupied and well used now and in the future.

The benefits of re-instating the boundary wall are clearly apparent by removing the car dominated front area of the building and providing greater continuity and enhancement of the street scene.



Photo 1 – Front elevation of 6 Whalley Road



Photo 2 – Cottage row and view of buildings attached to the property

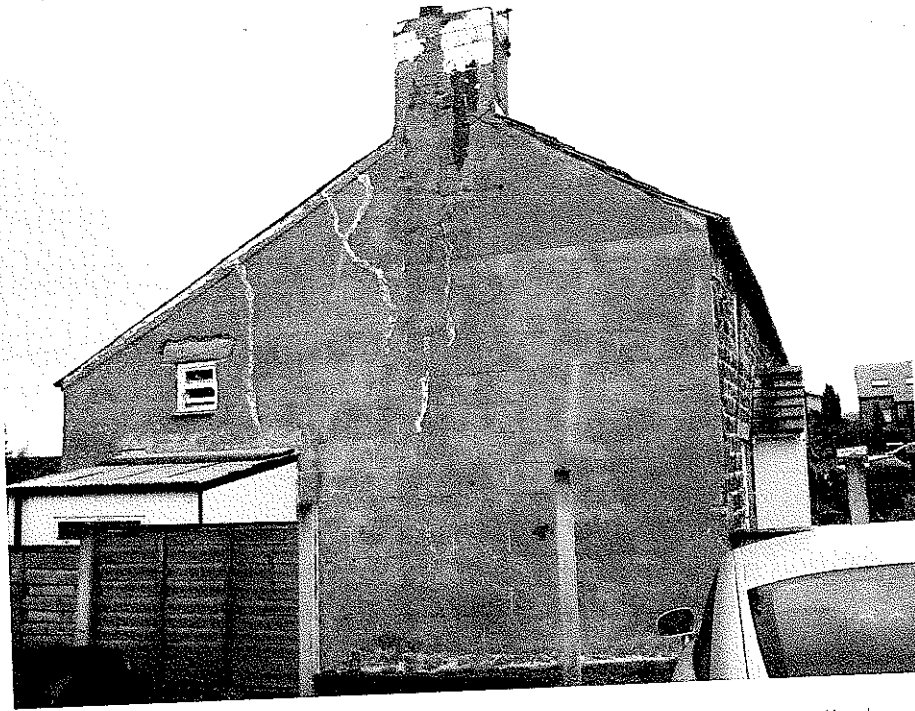


Photo 3 – End gable of property with current white lean to timber extension attached