



RIBBLE VALLEY
BOROUGH COUNCIL

DIRECTOR OF
DEVELOPMENT

5 MAY 2009

FOR THE
ATTENTION OF

For office use only

Application No 320090356P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title:		First name:	
Last name:	MR STEEN AND MRS SHARP		
Company (optional):			
Unit:	House number:	House suffix:	
House name:	ELLERBECK HALL		
Address 1:	WOODHOUSE LANE		
Address 2:			
Address 3:			
Town:	SLAIDBURN		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 3AH		

2. Agent Name and Address

Title:	MR	First name:	
Last name:			
Company (optional):	SUNDERLAND PEACOCK & ASSOCIATES LTD		
Unit:	House number:	House suffix:	
House name:	HAZELMERE		
Address 1:	PIMLICO ROAD		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 2AG		

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED DEMOLITION OF EXISTING DILAPIDATED TIMBER STORE AND GARAGE AND CONSTRUCTION OF A REPLACEMENT DOUBLE GARAGE AND ASSOCIATED WORKS. NEW TIMBER EXTERNAL UTILITY ROOM SIDE DOOR AND INFILL PANEL.

Description of Proposed Works (continued)Has the work already started? ☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed? ☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix: House name: ELLERBECK HALLAddress 1: WOODHOUSE LANEAddress 2: Address 3: Town: SLAIDBURNCounty: LANCASHIREPostcode (optional): BB7 3AH**5. Pedestrian and Vehicle Access, Roads and Rights of Way**Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoDo the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. Pre-application AdviceHas assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much possible: ☐Officer name: Reference: Date (DD MM YYYY):
(must be pre-application submission)

Details of the pre-application advice received:

7. Trees and HedgesAre there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? ☐ Yes ☒ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. ParkingWill the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

9. Council Employee / MemberIs the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	TIMBER BOARDED SHED WALLS	OAK FRAME AND RENDER INFILL PANELS	☐	☐	3884 - 01B 3884 - 02A
Roof	CORRUGATED METAL SHEET	NATURAL RECLAIMED STONE SLATES	☐	☐	3884 - 01B 3884 - 02A
Windows	N/A	TIMBER FRAMED	☐	☐	3884 - 01B 3884 - 02A
Doors	TIMBER	TIMBER	☐	☐	3884 - 01B 3884 - 02A
Boundary treatments (e.g. fences, walls)			☒	☐	
Vehicle access and hard-standing	TARMAC	TARMAC	☐	☐	
Lighting			☒	☐	
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DESIGN AND ACCESS STATEMENT (VERSION 1.01)

Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

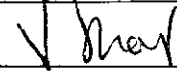
CERTIFICATE OF OWNERSHIP - CERTIFICATE A**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):




07/04/2009

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

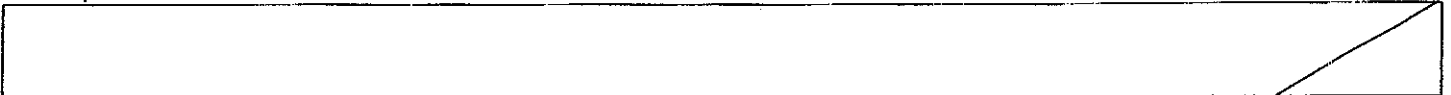



CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it but I have/ th unable to do so

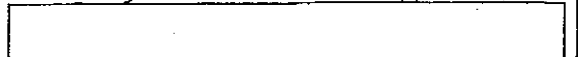
The steps taken were:



Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

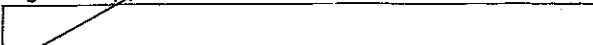
On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):





certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

V. Shaw

--

07/04/2009

B) Have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted

3 copies of a completed and dated application form:



3 copies of a design and access statement where proposed works fall within one of the following designated areas:



The correct fee:



3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



3 copies of other plans and drawings or information necessary to describe the subject of the application:



3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):



13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

V. Shaw

--

07/04/2009

(date cannot be

Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

stuart@sunderlandpeacock.com**16. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes☐ NoIf the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

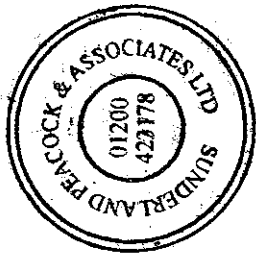
Contact name:

MS VAL SHARP

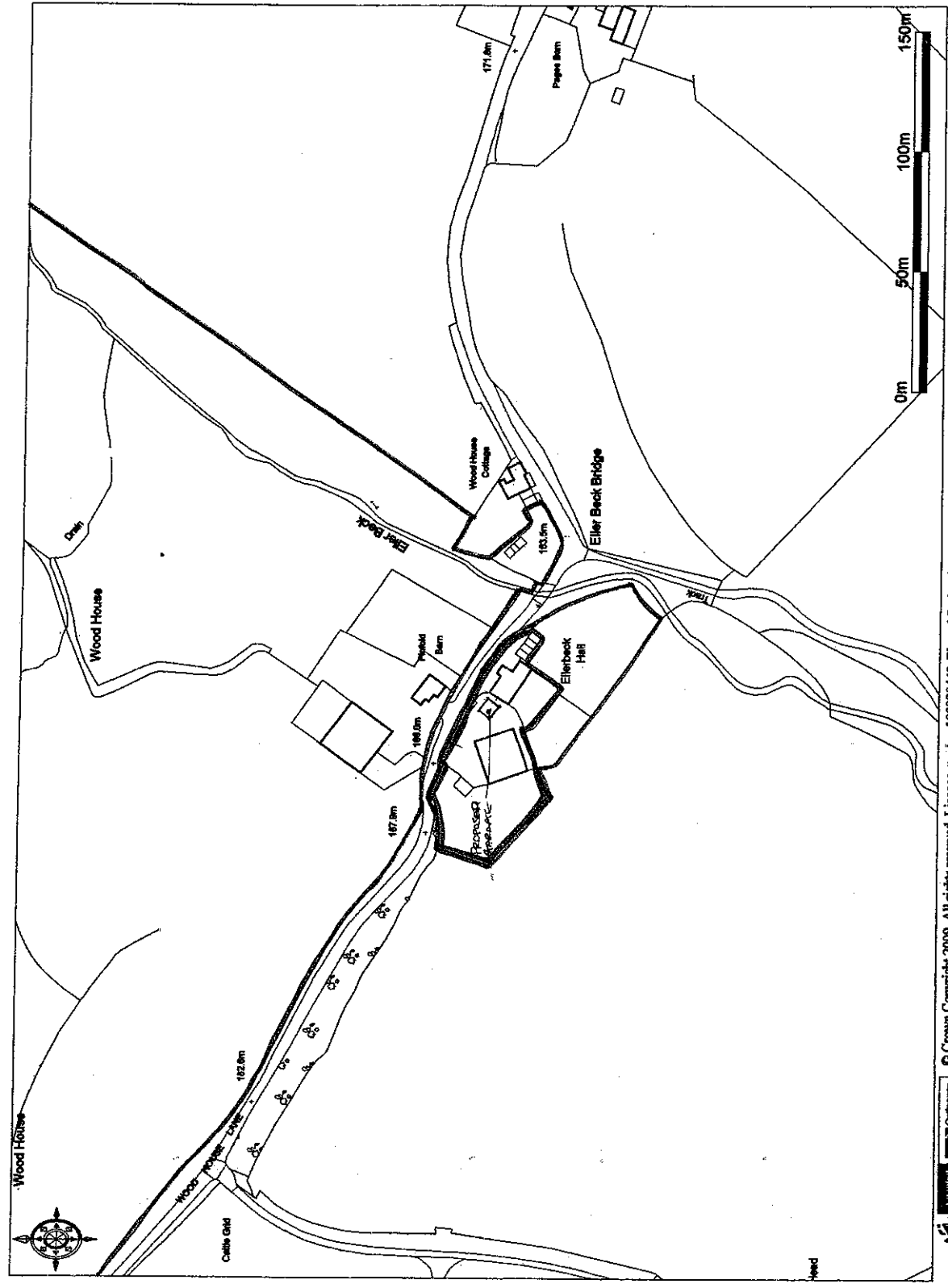
Telephone number:

01200 446251

Email address:



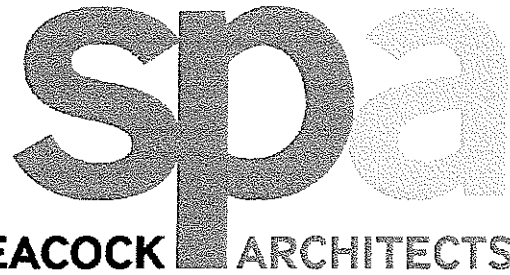
3 2 0 0 9 0 3 5 C P



Mr STEEN and Mrs SHARP
ELLERBECK HALL
SLAIDBURN
LOCATION PLAN
3884

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SUNDERLAND PEACOCK ARCHITECTS

**DESIGN AND ACCESS STATEMENT FOR THE
PROPOSED INTERNAL ALTERATIONS AND IMPROVEMENTS TO THE
GROUND FLOOR FORMER KITCHEN AND UTILITY AREAS; THE FIRST
FLOOR BEDROOM OVER AND CONSTRUCTION OF A REPLACEMENT
GARAGE AT ELLERBECK HALL, WOODHOUSE LANE, SLAIDBURN
MR STEEN AND MS SHARP**



Date: 20 March 2009
Job ref.: 3884
Author: Stuart G. Herd RIBA
Version: 1.01

1. INTRODUCTION

Ellerbeek Hall has been the family home of the applicants, Mr Steen and Ms Sharp, for generations and they are keen to bring the former house kitchen back into use and to carry out associated improvements to the existing adjacent utility room.

The scheme would also include proposed alterations and improvements to the bedroom above the former kitchen and utility room, and proposals to create an ensuite bathroom to serve the master bedroom.

The existing timber garage and store buildings situated in the yard to the north western side of the house are in an extremely poor condition and it would not be feasible to repair these. The applicants' wish to remove these dilapidated structures and to construct a replacement double garage with some space for workshop benching, in the yard and using the same entrance off Woodhouse Lane.

2. DESIGN OBJECTIVES

- 2.1 To obtain planning and listed building consent to construct a replacement double garage.
- 2.2 To obtain listed building consent to implement internal alterations and improvements to the former kitchen and existing utility room, and to create a separate shower room with WC.
- 2.3 To carry out modest improvements to the bedroom above the former kitchen.
- 2.4 To sensitively create an ensuite bathroom to serve the master bedroom.
- 2.5 To preserve the character and appearance of the listed building within its setting.

3. DESIGN STRATEGY

Kitchen

- 3.1 The former kitchen is situated to the north western part of the house and is served by an external door and window on the front elevation, which look out on to Woodhouse Lane. The original range opening is situated against the north west gable wall, as shown in the photographs below and overleaf. It would be possible to retain and adapt this feature for the new cooking stove and to remove the contemporary block internal walls which have been constructed in front of the old range for storing logs and coal, without damaging the existing original walls and range.



Pl. 1 Photograph showing the side of the original stone built kitchen range surround and mantle.

The existing chimney flue would be checked and re-lined, if necessary, to suit the new stove which would be sourced to suit the existing structural opening.



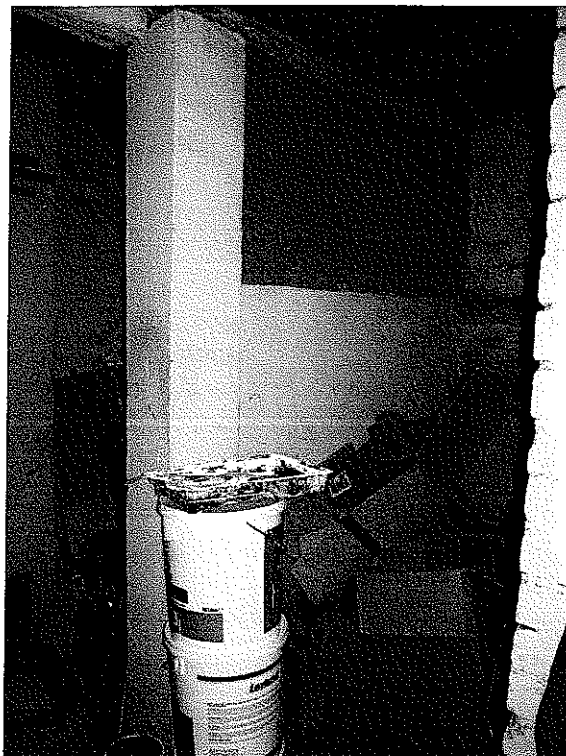
PI. 2 Photograph showing the front of the original range opening.

- 3.2 The scale and proportions of the former kitchen are suitable and it would be possible to bring this room back into use as the main kitchen, without the need for any significant structural alterations and with minimal impact on the original fabric.



PI. 3 Photograph showing a view of the former kitchen and front windows.

- 3.3 The walls would be cleaned off to allow further inspection of finishes and any re-plastering work would be undertaken to match existing, as required.



Pl. 4 Photograph showing the contemporary block and brick storage alcoves that would be removed

- 3.4 The ceiling would be reinstated and re-plastered, leaving the existing timber down-stand beams exposed. New electrical and water services would be carefully installed without damaging the original fabric.

Utility Room

- 3.5 The room adjacent to the former kitchen would continue to be used as the house larder, store and utility room and the boiler and associated plant, would be altered to suit. The double timber external doors shown in the photograph below are not original and these would be replaced with a new timber screen and door which would appear to be a three

section door, with small glazed top lights – to preserve the character and appearance of what is a traditional rural service opening.



Pl. 5 Photograph showing the north west elevation of the house and timber garage and outbuildings.

- 3.6 It would be possible to open up an existing internal door opening in the wall between the kitchen and utility room, to link these rooms without the need to make any un-necessary structural alterations. The other door opening would be carefully blocked off using a timber stud partition, which is reversible and could easily be removed without damaging the walls
- 3.7 New utility room units would be installed and these could easily be removed, if required, to preserve the integrity of the built fabric. The walls and floor finishes would be inspected and sympathetic repairs undertaken, as required.
- 3.8 The new shower room and WC would be sited in the utility room and there would be no need to form any new external window openings. The shower and toilet could easily be connected into the existing foul drainage system that runs down to the septic tank which serves the

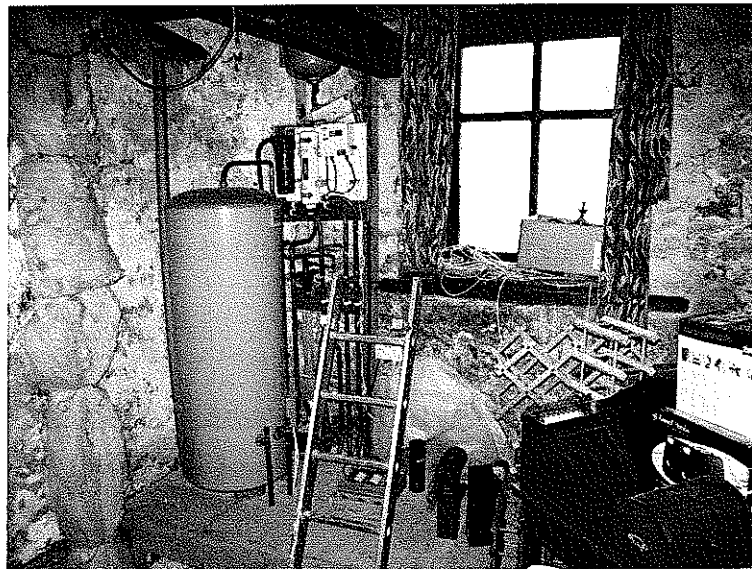
house. The walls of this room would be constructed using timber stud partitions which are reversible and could be removed, if required, in the future

Bedroom

- 3.9 The existing door opening off the house landing would be retained as access into the bedroom above the kitchen. The existing fireplace in the gable wall would be retained to accommodate a wood burning stove. The walls would be cleaned down, checked and re-plastered where necessary. The floor is in poor condition and would require repairing, using similar materials and joinery techniques – to preserve the quality of the original fabric.
- 3.10 The timber roof structure shown in the photograph overleaf, would be left exposed as features. The new ensuite bathroom would be located to the south western side of this room and this would utilise an existing first floor window opening – to avoid the need to form a new external opening and preserve the character and appearance of the exterior. An internal door opening could easily be formed to connect the new ensuite bathroom with the master bedroom, without compromising the structural integrity of the building.



Pl. 6 Photograph showing the bedroom over the kitchen and utility room with part of the plumbing system in the far right hand corner.



Pl. 7 Photograph which shows part of the house plumbing system located in the bedroom above the utility room.

3 12 The cylinder and pipe work shown in the photograph above would be concealed in a new cupboard that would be set back away from the existing window opening. The cupboard would be constructed using timber partitioning and could easily be removed in the future, without damaging the fabric of the original structure.

Garage

- 3.13 There is an existing garage and storage shed situated in the yard adjacent to the north west gable wall of Ellerbeck Hall. These timber structures are not original and are both in extremely poor condition, as shown in the photograph below, and it would not be feasible to try and repair these



Pl. 8 Photograph showing the existing timber garage and store sheds.

- 3.14 The applicants' are keen to preserve and enhance the character and appearance of the area and it would be possible to construct an oak framed double detached garage in the yard, to sympathetically replace the old timber structures. The garage wall panels, in between the exposed oak framework, would be rendered to reflect the external wall finish on the listed building.
- 3.15 The existing stone wall and planting, that forms the boundary along Woodhouse Lane as shown in the photograph overleaf, would be retained and the new garage set back from this to leave sufficient space for a service path. The new garage would be totally detached from the listed building, unlike the old storage shed, to preserve the integrity of the main building and avoid any damage to existing walls.

- 3.16 The new replacement would have a slate pitched roof that would run in the same direction as the main house – to minimise the eaves height next to Woodhouse Lane and this would also reflect the general architectural form of Ellerbeck hall. A small subservient lean-to section behind the new garage would accommodate domestic work benching, to minimise the size of the new garage.



Pl. 9 Photograph showing the existing stone boundary wall and planting which would be retained.

4. ACCESS STATEMENT

- 4.1 Existing external door openings will be used for the utility room and kitchen. The new garage will be accessed from the private yard area and vehicles will be able to enter and leave the yard in a forward gear, using the existing entrance off Woodhouse Lane.
- 4.2 The scheme would be submitted and built in accordance with current building regulation approvals

BAT SURVEY

AT

ELLERBECK HALL
SLAIDBURN

DATE AND TIME OF VISIT

12th may 2009

9.45 am

WEATHER CONDITIONS

SUNNY , STRONG WIND, 9°C

REFERENCE NO. 3884

Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS
COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION
COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS'
COURSE

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

NOTE: The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

The proposed development involves demolishing and removing two disused timber sheds and constructing a new garage.

TYPE OF BUILDING

	HOUSE
	BARN
	GARAGE
X	OTHER

COMMENTS: Disused timber sheds

LOCATION

	URBAN
	SMALL TOWN/URBAN VILLAGE
X	RURAL/VILLAGE

COMMENTS: The sheds are located next to Ellerbeck Hall which is adjacent to House lane approx 1 mile from Slaidburn.

BUILDING ADJACENT TO OR WITHIN 10M OF

	TREES
	HEDGEROW
	OPEN WATER

COMMENTS: There are none of the above within 10m of the sheds. There is a small bush adjacent to pitched roof shed

WALL CONSTRUCTION

	STONE
	BRICK
	STEEL
	BRICK/BLOCK AND RENDER
X	OTHER

COMMENTS: The walls are timber boarding.

ROOF CONSTRUCTION

	SLATE
	TILE
	GREY SLATE
	STEEL
	FLAT ROOF FELT

COMMENTS: The roof is timber boarding with some felt over or corrugated metal sheet.

BAT ACCESS POINTS IN WALLS

Yes	No
X	

COMMENTS: Due to the dilapidated condition of the sheds there are many access points.

		Yes	No
BAT SIGNS, EXTERNAL	SEEN		X
	DROPPINGS		X
	MAGENTA BAT5 DETECTOR RESULT		X

COMMENTS: None of the above where found.

		Yes	No
ROOF SPACE	TRUSSED		
	PURLINS		
	FELT	X	

COMMENTS: There is no roof space as there is no ceiling in the sheds.

	Yes	No
BAT ACCESS POINTS IN ROOF	X	

COMMENTS: There are many access points as the roofs are in a very poor condition.

		Yes	No
BAT SIGNS, INTERNAL	SIGHTED		X
	DROPPINGS		X
	DETECTOR RESULTS		X
	STAINING/GREASE MARKS		X
	ROOST SUMMER SUSPECT		X
	SUSPECT SUMMER ROOST		X
	SUSPECT WINTER HIBERNACULA		X
	INSECT OR MOTH FEEDING EVIDENCE		X

COMMENTS: After careful inspection internally no signs were found.

CONCLUSION

These dilapidated sheds do not provide a suitable habitat for bats to breed, forage or hibernate.

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

VERY LOW

NOTES:

When bats are found to be present in a building:

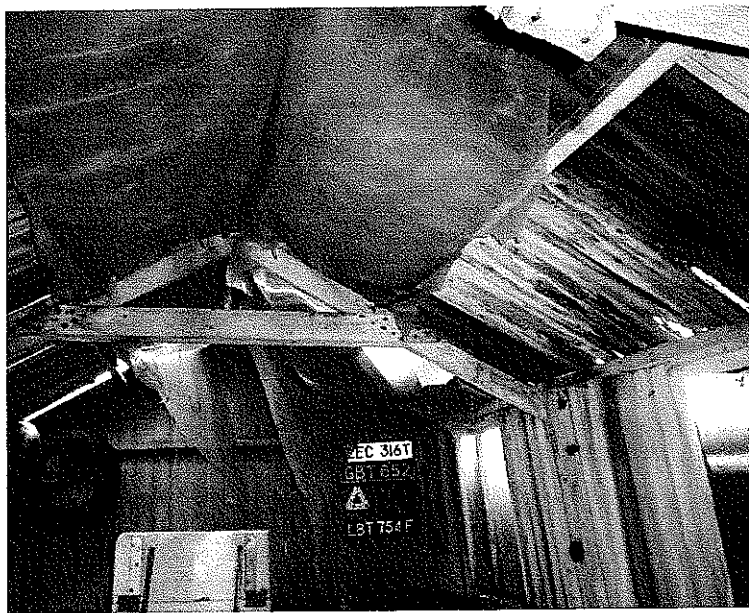
- A DEFRA licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.

- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL



Internal view of pitched roof shed



shed.

Internal view of mono pitched



Rear elevation of sheds



Side elevation of shed.