



DIRECTOR OF
DEVELOPMENT

19 MAY 2010

FOR THE
ATTENTION OF

For office use only

Application No. 320100402P

Date received

Fee paid £

Receipt No:

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

Application for listed building consent for alterations,
extension or demolition of a listed building
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website

If you require any further clarification please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Peter	Surname:	Duckworth	
Company name:						
Street address:	c/o agent			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City				Fax number:		
County:				Email address:		
Country:						
Postcode:						

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	charles	Surname:	stanton	
Company name:	stanton andrews					
Street address:	44			Country Code	National Number	Extension Number
	York Street			Telephone number:		
				Mobile number:		
Town/City	Clitheroe			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	BB7 2DL			charles@stantonandrews.co.uk		

3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

Replacement windows and minor internal alterations.

Has the work already started
without planning permission?

☒ Yes

☐ No

If Yes, please state the date when the work started:

05/01/2010

Has the work already been completed
without planning permission?

☐ Yes

☒ No

4 Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	ABBEYCROFT		
Street address:	THE SANDS		
	WHALLEY		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 9TN		
Description of location or a grid reference (must be completed if postcode is not known):			
Eastling:	372932		
Northing:	436145		

5 Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☒ Yes ☐ No

If Yes, please describe and include the planning application reference number(s), if known:

This application is a resubmission, the previous application 3/2010/0162 was refused on 23 April 2010.

6 Pre-application Advice

Has 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):

Officer name:

Title: Mr First name: Adrian Surname: Dowd

Reference:

Date (DD/MM/YYYY): 27/01/2010 (Must be pre-application submission)

Details of the pre-application advice received:

As the works had already commenced, the advice focussed on the need for listed building consent.

7 Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

8 Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9 Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Loadbearing solid stone wall with plasterboard and render linings.

Description of *proposed* materials and finishes:

Loadbearing solid stone wall with plasterboard on insulated stud linings.

Roof covering- add description

Description of *existing* materials and finishes:

Stone flags.

Description of *proposed* materials and finishes:

Stone flags.

Materials (continued)

Chimney - add description

Description of *existing* materials and finishes:

Stone

Description of *proposed* materials and finishes:

Stone

Windows - add description

Description of *existing* materials and finishes:

Painted softwood and leaded windows.

Description of *proposed* materials and finishes:

Painted hardwood and leaded windows.

External doors - add description

Description of *existing* materials and finishes:

Painted solid timber.

Description of *proposed* materials and finishes:

Painted solid timber.

Ceilings - add description

Description of *existing* materials and finishes:

Plasterboard and plaster on laths.

Description of *proposed* materials and finishes:

Plasterboard

Internal walls - add description

Description of *existing* materials and finishes:

Masonry with plaster finish. Timber stud with plasterboard.

Description of *proposed* materials and finishes:

Masonry with acoustic plasterboard finish to party wall. Timber stud with plasterboard.

Floors - add description

Description of *existing* materials and finishes:

Ground Floor - N/A

First Floor - timber

Description of *proposed* materials and finishes:

Ground Floor - N/A

First Floor - timber

Internal doors - add description

Description of *existing* materials and finishes:

Timber softwood.

Description of *proposed* materials and finishes:

Timber softwood.

Rainwater goods - add description

Description of *existing* materials and finishes:

Black upvc

Description of *proposed* materials and finishes:

Black upvc

Boundary treatments - add description

Description of *existing* materials and finishes:

No change

Description of *proposed* materials and finishes:

No change

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Others - add description

Other

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

9 Materials (continued)

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

Design and Access Statement

10 Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

11 Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☐ Yes ☒ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

LB1 Existing Plans

LB 2 Existing Elevations

LB 3 Proposed Plans

LB 4 Proposed Elevations

12 Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

13 Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

14 Site Visit

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

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

15 Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

16 Declaration

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



Date:



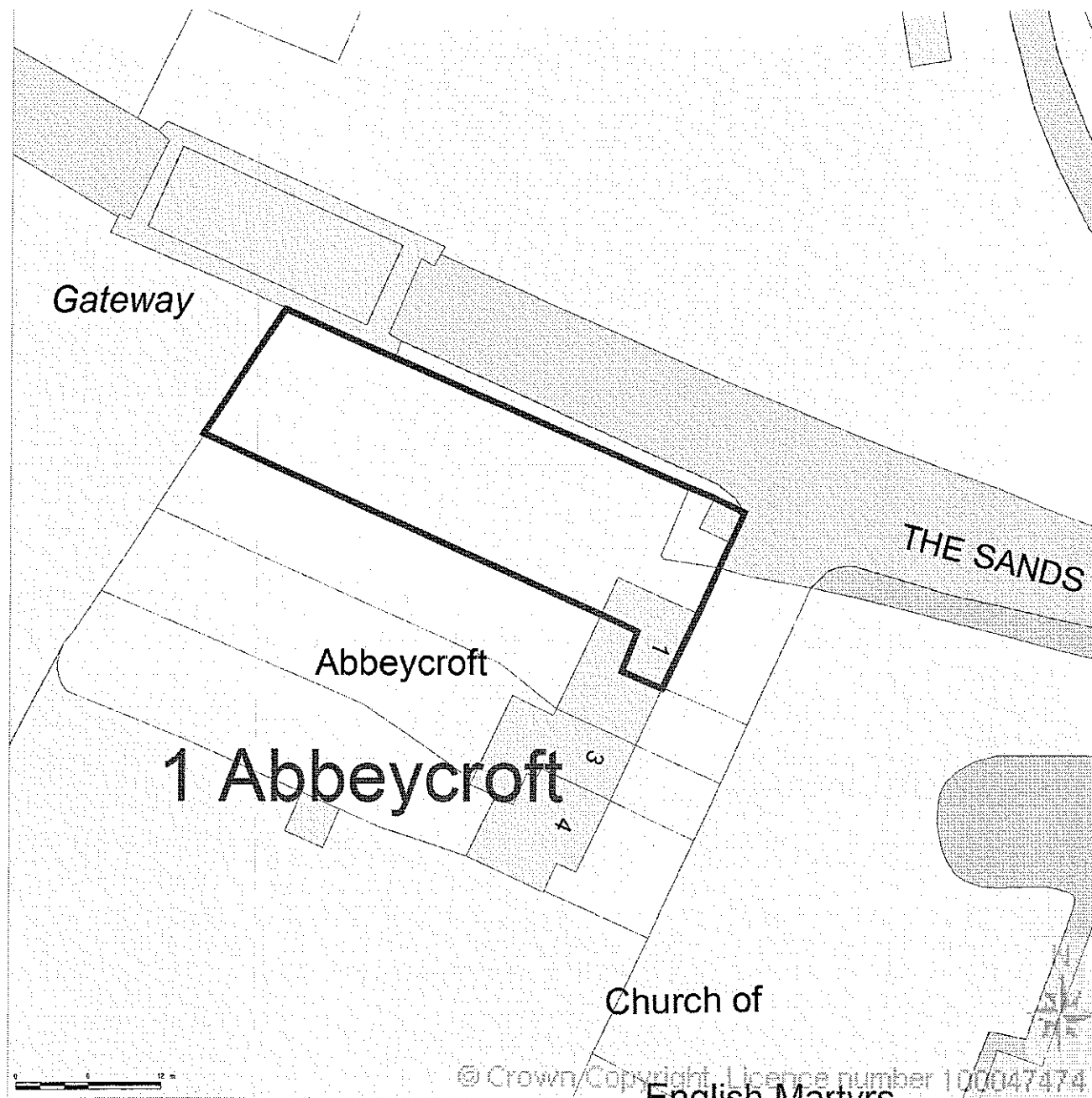
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SCALE: 1:500

CENTRE COORDINATES: 372924. , 436149.98
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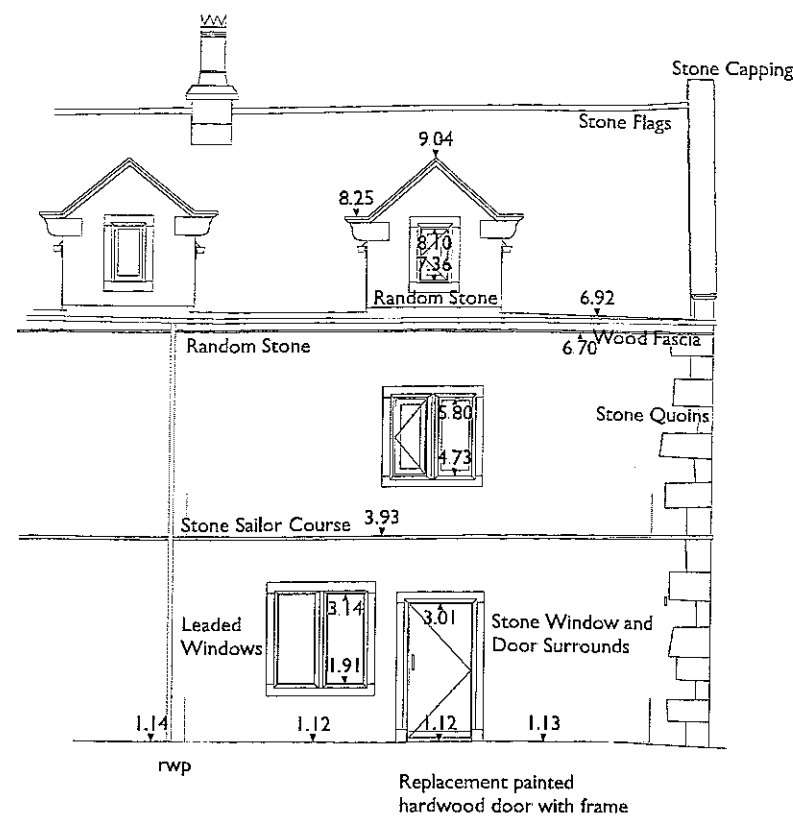


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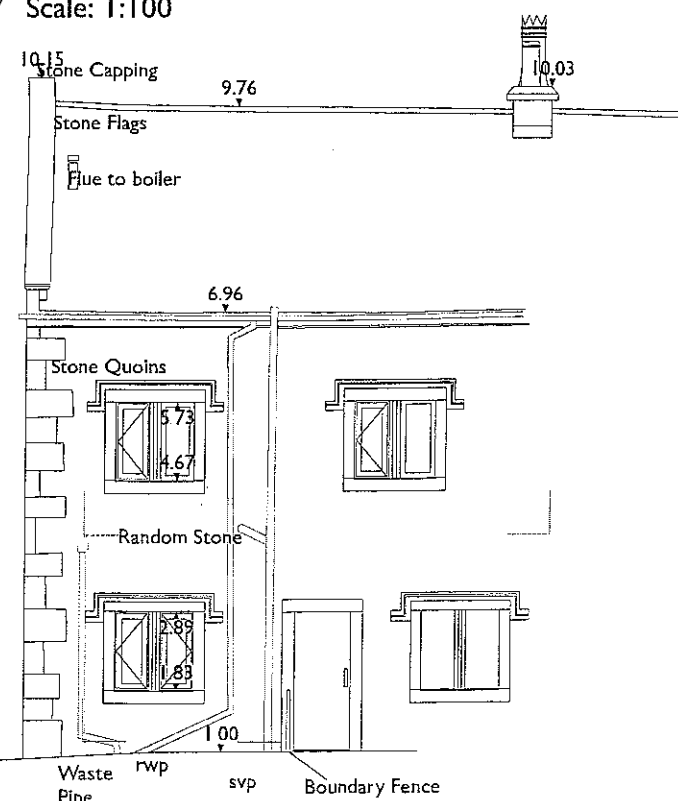
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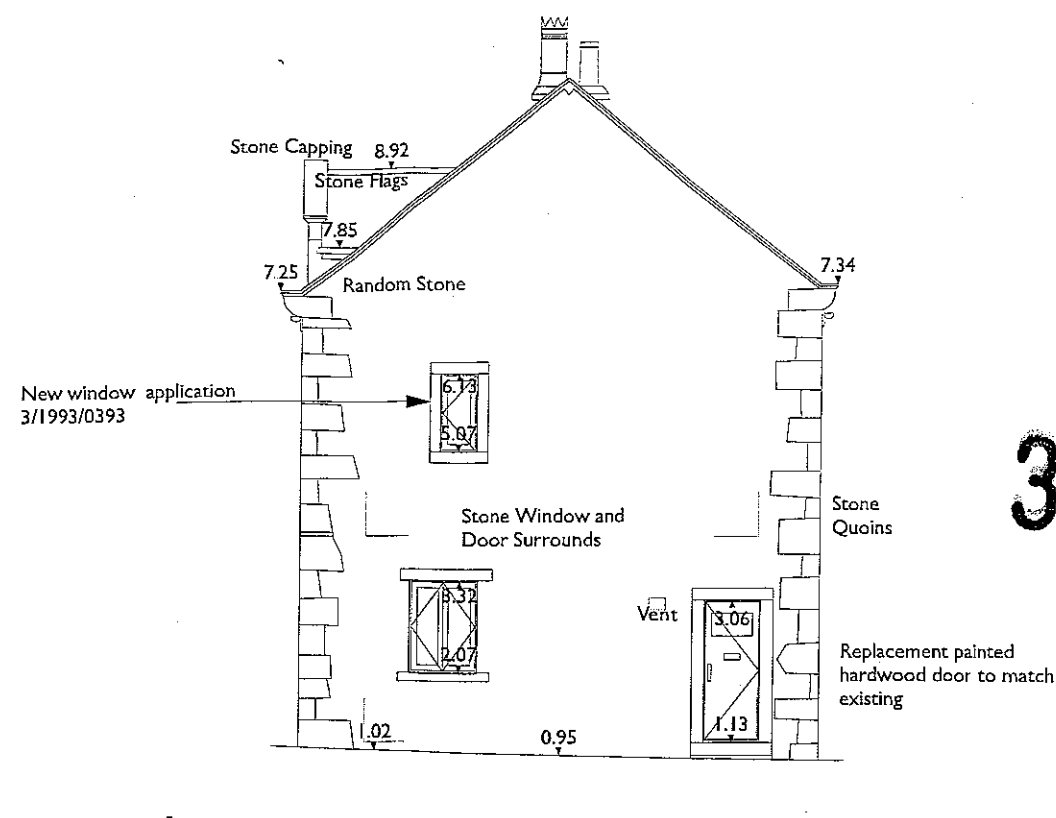
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A Front Elevation
Scale: 1:100



0.00 (1.00m Below FFL)

C Rear Elevation
Scale: 1:100



0.00 (1.00m Below FFL)

B Side Elevation
Scale: 1:100

General notes

Existing painted single glazed softwood timber windows to be replaced with painted hardwood with slim-lite double glazed unit. Double glazed unit is 12mm thick and designed to be incorporated within single glazed reveals.

Window openings to be altered to provide a minimum of one opening light to each accommodation rooms at first floor to be capable of being used as "escape window" as defined by clause 2.8 of approved document B1, ie min 0.33m² unobstructed openable area, min.450mm wide and min.450mm high, cill to be max.1100mm above floor.

Leaded window to front elevation to be renovated by specialist and works to including hydraulic lime mortar pointing, new non ferrous manganese bronze saddle bars and cleaning.

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Side door to be replaced with door to match existing ie painted hardwood with vision panel.

Front door to be replaced with a painted hardwood door within a frame. The current door is a 'barn door' arrangement closing onto the back of the stone reveal. The current door is unable to be locked from the outside and very difficult to seal.

Rev A Resubmitted for listed building consent 19 May 2010

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e mail@stantonandrews.co.uk
w stantonandrews.co.uk

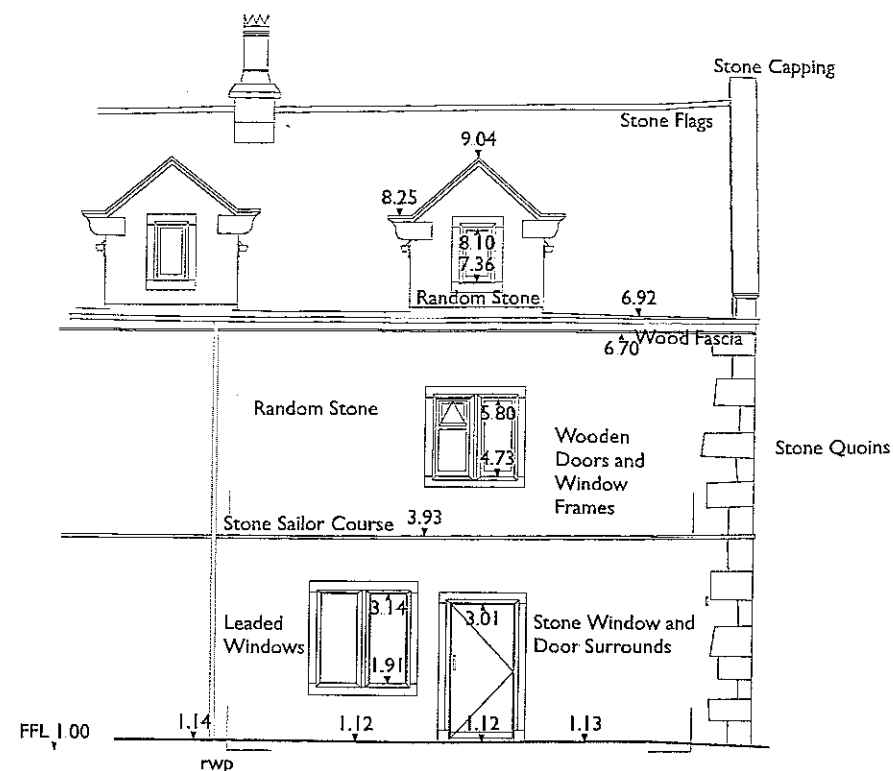
Mr Duckworth
No. 1 The Sands

Proposed Elevations

drg.no. LB 4 rev. A
cs date. feb 2010 scale. 1 to 100 @A3
drawn.

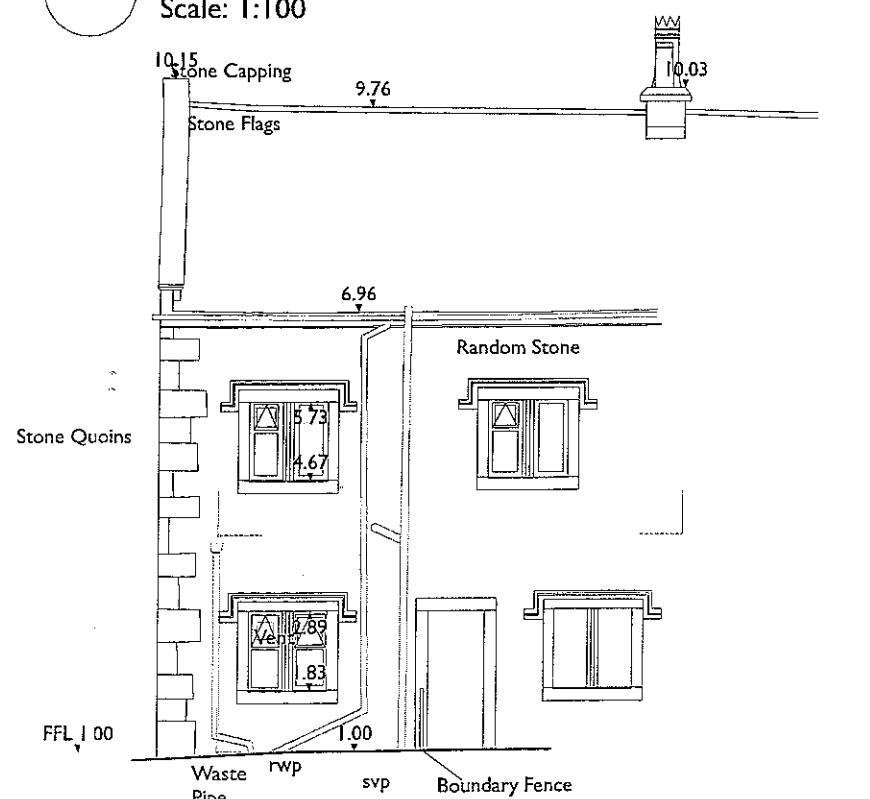
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0m 1m 5m scale



0.00 (1.00m Below FFL)

A Front Elevation
Scale: 1:100



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B Side Elevation
Scale: 1:100

0.00 (1.00m Below FFL)

C Rear Elevation
Scale: 1:100

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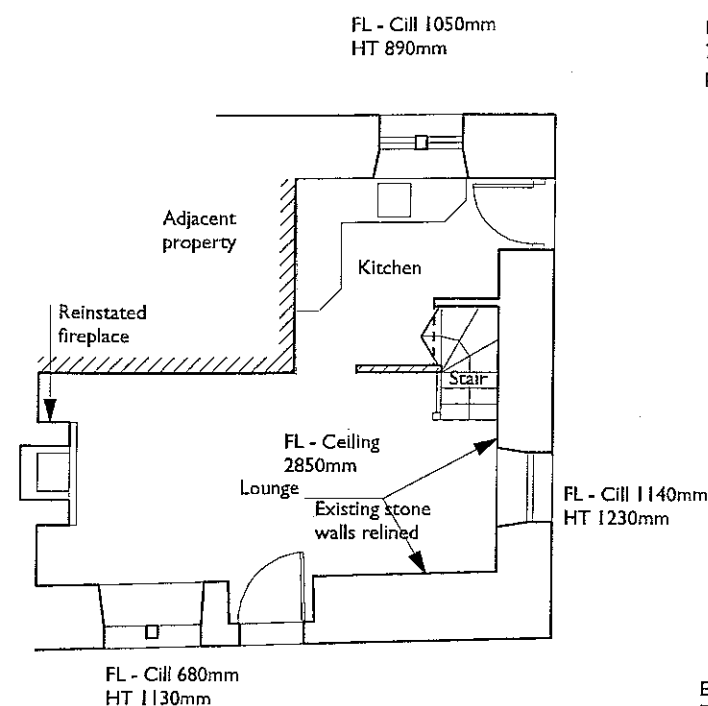
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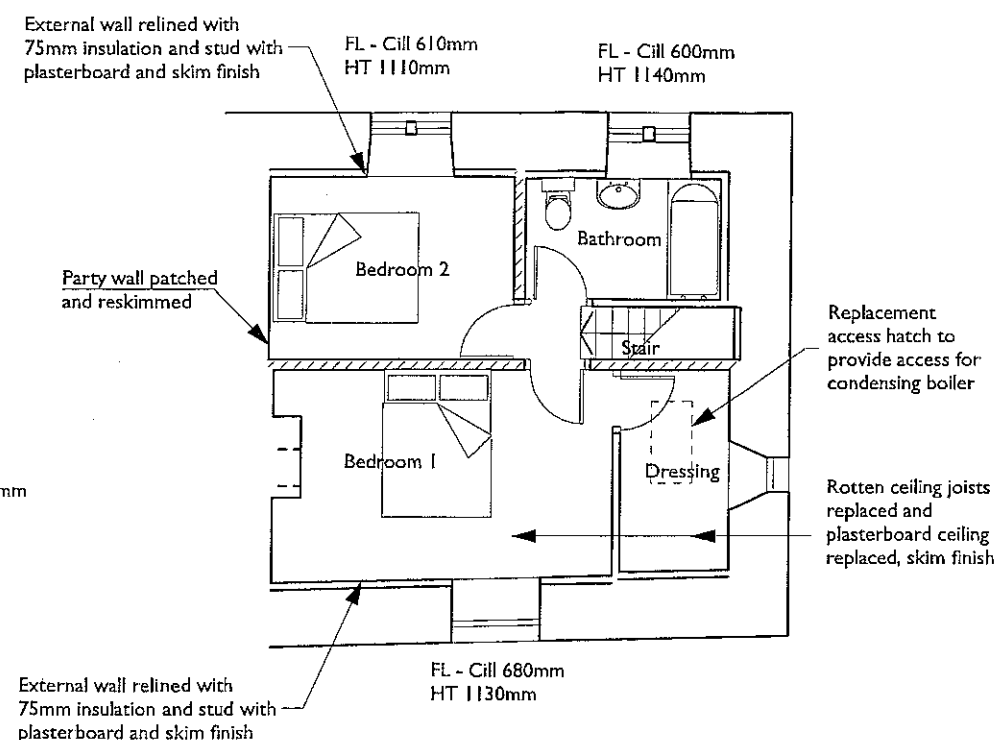
Existing Elevations

drawn.	cs	date.	scale.
LB 2	rev.	A	1 to 100 @A3
feb 2010			

320100402P



1 Ground Floor Plan
Scale: 1:100



2 First Floor Plan
Scale: 1:100

General notes

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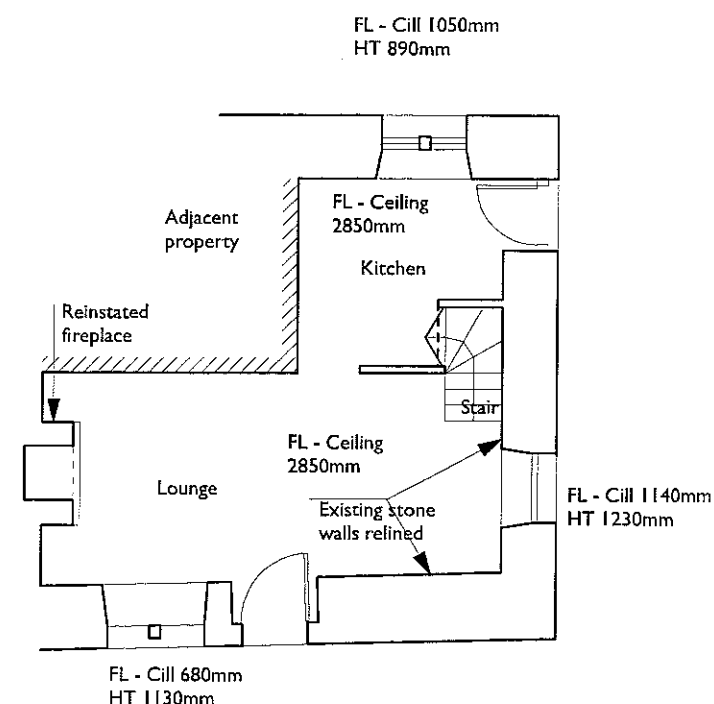
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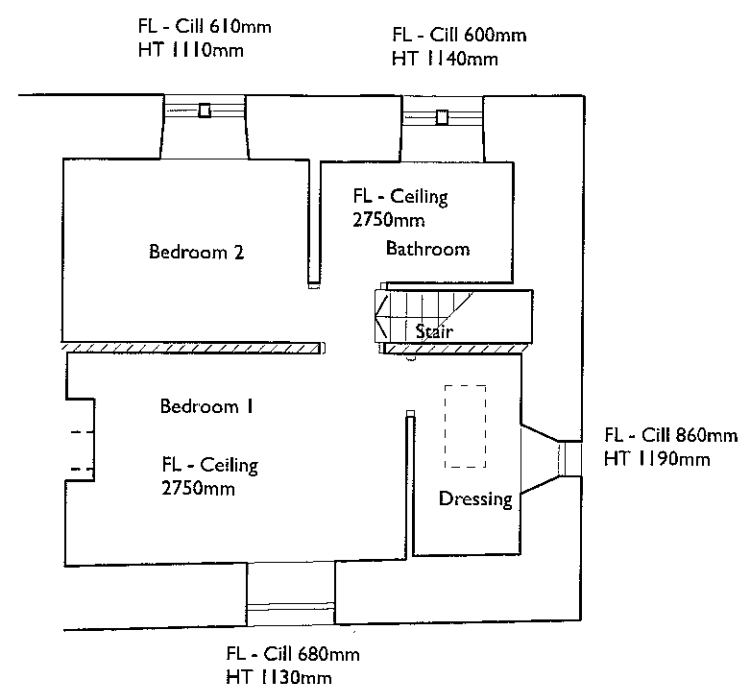
Proposed Plans

dra.no.	LB 3	rev.	A
cs	feb 2010	scale.	1 to 100 @A3

320100402P



1 Ground Floor Plan
Scale: 1:100



2 First Floor Plan
Scale: 1:100

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Existing Plans

drg.no. LB 1 rev. A
drawn. cs date. feb 2010 scale. 1 to 100 @A3

320100402P

Design and Access Statement
Listed Building Application (Resubmission)

May 2010

**1 Abbeycroft, The Sands
Whalley**

**stanton andrews
architects**

stanton andrews architects

1 Abbeycroft, The Sands

Design

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Introduction

This design and access statement has been undertaken to accompany a listed building application for works to 1 Abbeycroft, The Sands, Whalley.

The application covers two distinct areas of work, consent for proposed works to replace the existing windows and doors and a retrospective application covering internal work already undertaken.

The internal works came to the attention of Adrian Dowd of RVBC who visited the site on 26th of January 2010. His comments, by email, are included within the appendix A and form the basis of this application.

The house has been used a rental property since the 1970's and as such has had minimal maintenance prior to it being bought by its current owners.

Listing

The property is grade 2 listed, see listing below, as one of a row of three terraces, probably built as a single dwelling.

As the property pre-dates 1700 and is reasonably intact the listing would appear to be consistent with English Heritage's stated aims. From the listing statement, apart from its age, the historic interest is primarily in the external details with fireplace details of note in 2 and 3, Abbeycroft. The inside of 1, Abbeycroft is said to be unnoteworthy.

That said, it is clear from the guidance published including on the local Authority website that the listing protection extends to any part inside or out and consent is required if one wants to demolish or alter any part of it in any way which would affect its character.

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1 Abbeycroft, The Sands

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The retrospective elements of this re-submission refers to internal alterations primarily to the internal wall linings.

Masonry Walls

The exterior walls are uninsulated thick solid random stone walls with the party wall built in solid 9" red brick. There are no interesting or hidden features and there is no requirement to provide new partitions (PPG 15 C.59 Walls and C.60 Plasterwork).

At the base of the walls there is evidence of a redundant copper electro osmosis damp proof system. This system - last tested in 1992 - is an attempt to stop moisture rising up the walls. Presumably at the same time the bottom half of the wall lining has been removed and replaced with a cement render.

Given that much of the wall linings had been replaced - with patches of cement render - or had failed. The decision was made to reline the walls. On more significant historic buildings or walls with decorative finishes this may have meant the reinstatement of lime plaster. In this instance given the usage of the building, the lack of insulation and historic detail or decoration. It seems appropriate to allow the walls to be lined in an independent insulated timber stud. This allows the building to be heated more economically and efficiently whilst allowing the solid masonry wall to breathe on each side.

As the walls have no damp proof course the bottom of the walls will be damp, structurally this is of little consequence. The difficulty arises when internal finishes deteriorate. In this construction any moisture or dampness can be

tolerated as it does not affect the internal linings as the void between will be naturally ventilated.

The visual historic character will be retained as the walls will retain their thickness and internally the walls will appear unchanged.

An area of exposed stonework will be re-plastered to match existing.

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1 Abbeycroft, The Sands

Chimney and Fireplace

From discussions with the previous owners, it is clear that a fireplace was replaced 30-40 years ago. The replacement fireplace has also been removed. Following an investigation it became clear that there was no lintel above the redundant opening and there were signs of the brickwork settling. A decision was made to install 2 lintels, rebuild the brickwork and install a new fireplace.

This is within the spirit of PPG 15 C.61, which is primarily concerned with the removal of chimney stacks and breasts and ensuring that the fireplace retains its role as it is 'often central to the design of the room'.

The first floor fireplace is unchanged.

Staircase

The staircase is left in its current arrangement and be repaired on a like for like basis.

Internal Joinery

The existing softwood internal doors have been retained except to the bathroom which was beyond repair. All of the softwood casings have been replaced on a like-for-like basis. Some of the existing casings had moisture damage but most were split/damaged at the hinges.

The skirtings have been replaced on a like-for-like basis.

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Proposed Alterations

Windows

The current windows are typically single glazed softwood with a leaded window to the lounge. Most of the frames have deteriorated significantly and do so provide acceptable means of escape from fire, particularly at first floor level.

The painted single glazed timber windows are to be replaced with painted hardwood with slim-line double glazed unit. The double glazed unit is 12mm thick and designed to be incorporated without making any noticeable changes to the profiles of glazing bars, styles, and rails. (PPG 15 C.50)

Window openings arrangement to be altered to provide a minimum of one opening light to each accommodation room at first floor. Each to be capable of being used as "escape window" as defined by clause 2.8 of approved document B1, ie min.0.33mm² unobstructed openable area, min.450mm wide and min. 450mm high, cill to be max.1100mm above floor.

Leaded window to front elevation to be renovated by specialist and works to including hydraulic lime mortar pointing, new non ferrous manganese bronze saddle bars and cleaning.

External Doors

The front door to be replaced with a matching painted hardwood door within a frame. The current door is a 'barn door' arrangement closing onto the back of the stone reveal. The current door is unable to be locked from the outside and very difficult to seal.

A review of the adjacent properties shows that this problem has been tackled in a number of ways. All have been replaced, see photographs below.

The side door is a modern replacement and it is proposed to replace it with a painted hardwood door.

Flues

The existing gas boiler was located in the very small kitchen and vented through the external wall. To maximise the space in the kitchen the decision was made to locate the replacement boiler in the loft. This is to be vented through a flue pipe on the rear roof.

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As no extra accommodation is proposed, the existing access arrangements will be retained.

Emergency Services.

Site access and egress for fire service personnel and vehicles has not been altered.

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1 Abbeycroft, The Sands

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This drawing is to be read in conjunction with all relevant consultations and specialist drawings. It is not to be used for construction or any other purpose without the written consent of Stanton Andrews. All dimensions are to be checked on site. This drawing is subject to copyright.

Drawn by: [Signature] Date: [Date] Scale: 1:100

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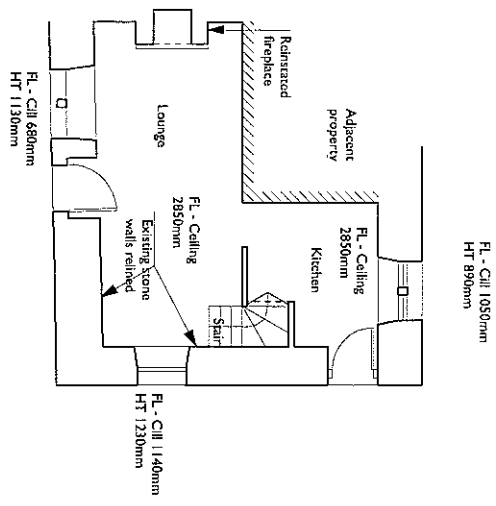
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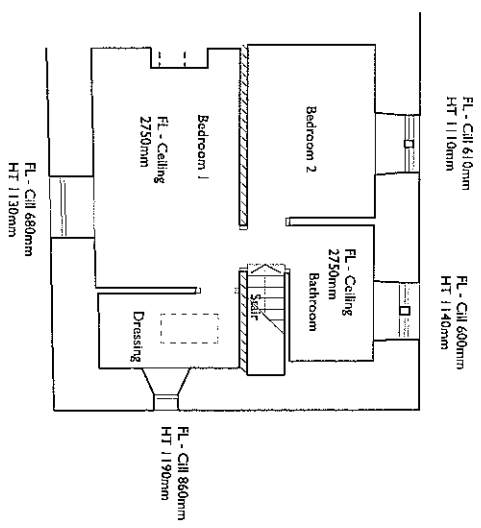
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1 Ground Floor Plan
Scale: 1:100



2 First Floor Plan
Scale: 1:100



Rev A Resubmitted for listed building consent 19 May 2010

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architects

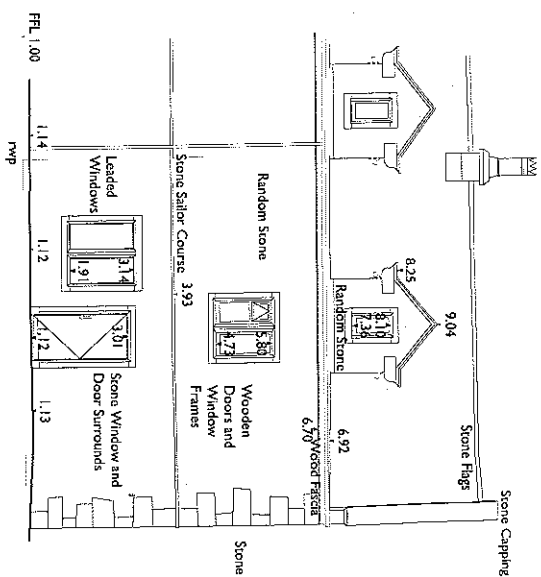
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Canterbury
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01203 444460
01203 444471
m@stantonandrews.co.uk
stantonandrews.co.uk

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Existing Plans

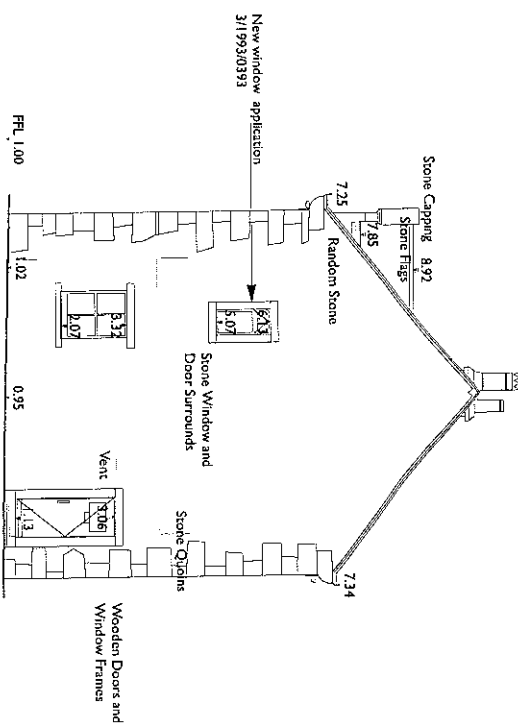
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Issued	Feb 2010	1 to 100	@A3

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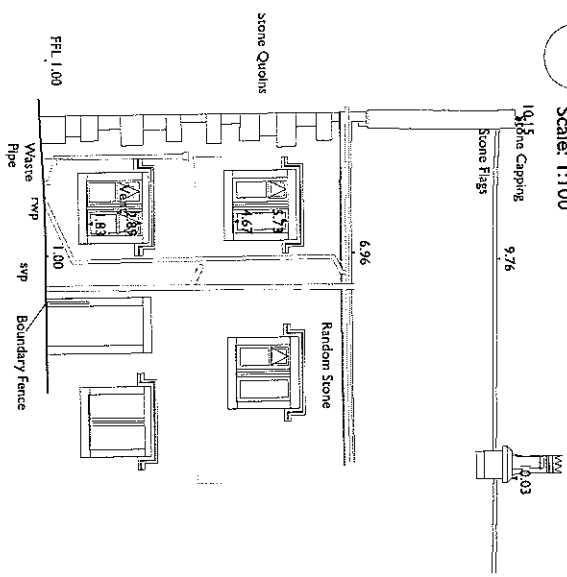
0.00 (1.00m Below FFL)

A Front Elevation
Scale: 1:100



0.00 (1.00m Below FFL)

B Side Elevation
Scale: 1:100



0.00 (1.00m Below FFL)

C Rear Elevation
Scale: 1:100

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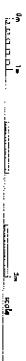
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w stantonandrews.co.uk

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Existing Elevations

drawn	by	checked	date	scale
LB 2	A		Feb 2010	1 to 100 @AS

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General notes

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Window openings to be altered to provide a minimum of one opening light to each accommodation room at first floor to be capable of being used as "escape window" as defined by clause 2.8 of approved document B1, ie min.0.33m² unobstructed openable area, min.450mm wide and min.450mm high, cill to be max.100mm above floor.

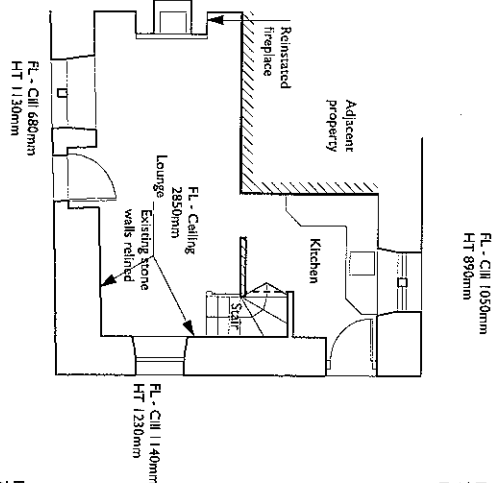
Leaded window to front elevation to be renovated by specialist and works to include hydraulic lime mortar pointing, new non ferrous manganese bronze saddle bars and cleaning.

Chimney to be rebuilt in part and re-pointed to repair hole to the side of the stack.

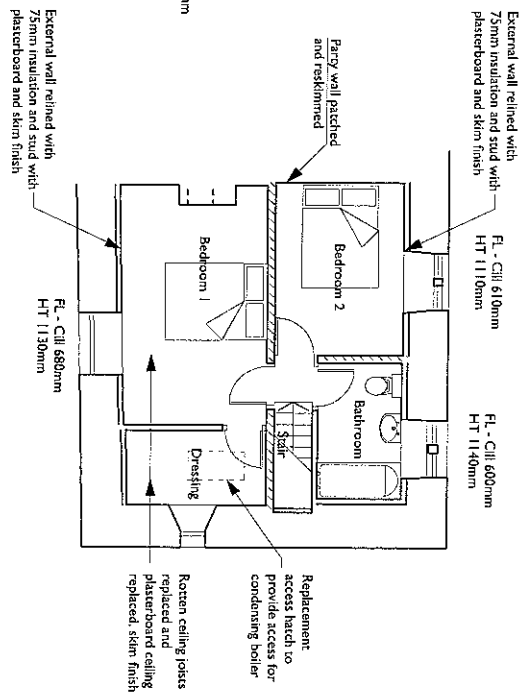
Side door to be replaced with door to match existing ie painted hardwood with vision panel.

Front door to be replaced with a solid oak door within a frame. The current door is a 'barn door' arrangement closing onto the back of the stone reveal. The current door is unable to be locked from the outside and very difficult to seal.

1 Ground Floor Plan
Scale: 1:100



2 First Floor Plan
Scale: 1:100



Rev A Resubmitted for listed building consent 19 May 2010

stanton andrews
architects

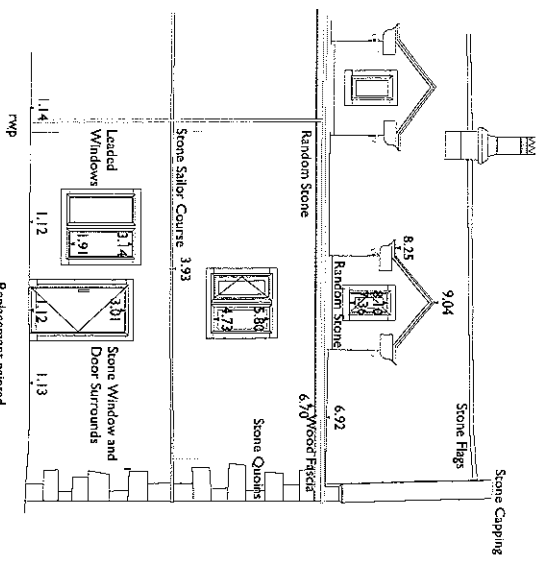
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Mr Duckworth
No. 1 The Sands

Proposed Plans

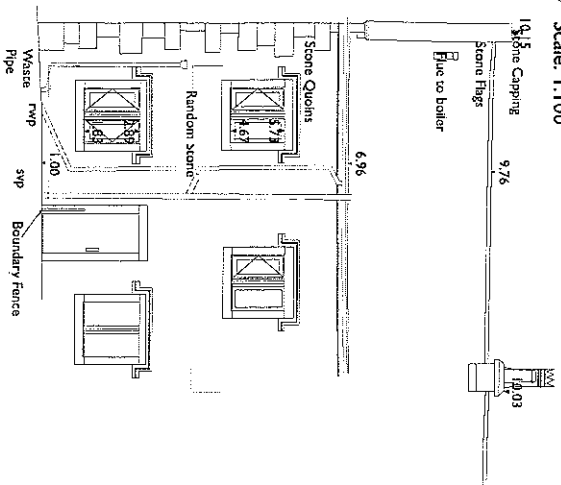
drawn	LB 3	rev	A
date	Feb 2010	1 to 100	043
scale			

This drawing is to be read in conjunction with all relevant specifications and specialist drawings. It is intended to be used as a guide only and does not constitute a contract. No liability is accepted for any errors or omissions. All dimensions are to be checked on site. This drawing is subject to copyright.



0.00 (1.00m Below FFL)

A
Front Elevation
Scale: 1:100



0.00 (1.00m Below FFL)

B
Side Elevation
Scale: 1:100

General notes

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Side door to be replaced with door to match existing ie painted hardwood with vision panel.

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C
Rear Elevation
Scale: 1:100

0.00 (1.00m Below FFL)

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No. 1 The Sands

Proposed Elevations

drawn	by	rev.	scale
LB 4	A		1 to 100 @A3
drawn	date	scale	
Feb 2010			

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Design

Introduction

Listing

Works to date

Proposed Alterations

Access

Inclusive Access

Emergency Services

Planning Drawings

Appendix

Dear Charles,

I understand that Mr and Mrs Duckworth are the new owners of this property. I advised before purchase as to the likely acceptability of proposed building extension etc (see letter 28 July 2009).

I inspected site yesterday on the advice of my Building Control colleague and noted that all historic plasterwork had been stripped from walls and ceilings, the stone flagged flooring had been lifted and ground compacted with the intention of damp proofing/new floor installation and works had been undertaken to the fireplace. Mindful of Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 I advised the contractors that listed building consent is required for this work and that the continuation with works would be entirely at their own risk. PPG15 paragraphs C.59 (Interior Walls), C.60 (Plasterwork) and C.61 (Chimneypieces and chimneybreasts) and SPAB's technical leaflets on damp proofing would appear relevant. <http://www.communities.gov.uk/publications/planningandbuilding/ppg15?view=Standard>

PPG15 paragraph 3.42 (Listed Building Consent for works already executed) is relevant
..LPAs should not grant consent merely to recognise a fait accompli; they should consider whether they would have granted consent for the works had it been sought before they were carried out..If the work is not of a suitable type or standard, consent should not normally be given.. Paragraph B.3 (Applications) is also relevant ..an authority should seek any particulars necessary to ensure that it has a full understanding of the impact of a proposal on the character of the building in question.. I would therefore suggest that as much information as possible be submitted concerning the situation before works commencement (in particular), the present situation and what is proposed.

I also understand that works are proposed in respect to windows, doors (internal and external), stair repair and the installation of central heating flues. It is likely that LBC will be required and I can confirm this on the receipt of further details.

I would also refer your clients to paragraphs 3.1 - 3.2 of PPG15 and particularly ..where repairs involve alterations which would affect the character of the listed building, consent is required..

Yours sincerely,

Adrian Dowd

Principal Planning Officer (Design & Conservation)

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