



RIBBLE VALLEY
BOROUGH COUNCIL

27 JUN 2011

FOR THE
ATTENTION OF

For office use only

Application No: 320110505 P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990

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:		First name:		Surname:			
Company name:	Dream Capital Partnership						
Street address:	4th floor, Ridgefield House, 14 John Dalton Street			Telephone number:	Country Code	National Number	Extension Number
Town/City:	Manchester			Mobile number:			
County:	Greater Manchester			Fax number:			
Country:	uk			Email address:			
Postcode:	m2 6jr						
Are you an agent acting on behalf of the applicant?				☒ Yes	☐ No		

2. Agent Name, Address and Contact Details

Title:		First Name:	Harrison	Surname:	Ince		
Company name:	Harrison Ince Architects LLP						
Street address:	2 Jordan Street Knott Mill			Telephone number:	Country Code	National Number	Extension Number
Town/City:	Manchester			Mobile number:			
County:	Greater Manchester (Met County)			Fax number:			
Country:				Email address:			
Postcode:	M15 4PY			harrisonince@gmail.com			

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter

Change of use from A3 restaurant to A4 public house, internal & external alterations including new
cooled store to the rear. (PT 20/07/11)

Has the development or
work(s) already started? ☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	NATIONAL BUILDINGS		
Street address:	MOOR LANE		
Town/City:	CLITHEROE		
County:	LANCASHIRE		
Postcode:	BB7 1BE		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	374280
Northing:	441570

5. 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:	Graeme	Surname:	Thorpe
Reference:	RV\2011\ENQ\00175				

Date (DD/MM/YYYY): 20/05/2011 (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

YARD USED AS BIN STORE

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

MATERIALS SEPERATED READY FOR COLLECTION BY SPECIALIST CONTRACTOR

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. Demolition

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

☐ Yes ☒ No

10. 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):

358/AS01, 358/AL01, 358/AV01, 358/AV02

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11. 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

12. Immunity from Listing

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

☐ Yes ☒ No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. 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:

RENDER

Description of *proposed* materials and finishes:

RENDER

Roof covering - add description

Description of *existing* materials and finishes:

SLATE

Description of *proposed* materials and finishes:

SLATE/FELT

Windows - add description

Description of *existing* materials and finishes:

TIMBER

Description of *proposed* materials and finishes:

TIMBER

External doors - add description

Description of *existing* materials and finishes:

TIMBER

Description of *proposed* materials and finishes:

TIMBER

14. Materials (continued)

Floors - add description

Description of *existing* materials and finishes:

TIMBER

Description of *proposed* materials and finishes:

TIMBER

Internal doors - add description

Description of *existing* materials and finishes:

TIMBER

Description of *proposed* materials and finishes:

TIMBER

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

358/AS01, 358/AL01, 358/AV01, 358/AV02

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

18. Existing Use

Please describe the current use of the site:

RESTAURANT A3

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

19. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No 320110505 P

If Yes to either or both of the above you may need to provide a full Tree Survey at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

21. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	583.0	583.0	0.0	-583.0
A4	Drinking establishments	0.0	0.0	598.0	598.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		583.0	583.0	598.0	15.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	7	12	0
Proposed employees	7	12	0

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A4	07:00:00	01:30:00	07:00:00	01:30:00	07:00:00	01:30:00	☐

25. Site Area

What is the site area?

00.07

hectares

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

PROPOSED PUBLIC HOUSE WITH KITCHEN EXTRACT TO MATCH EXISTING & CONDENSORS IN EXISTING LOCATION.

Is the proposal for a waste management development?

☐ Yes ☒ No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

28. 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

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - 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:

Mr

First name:

PAUL

Surname:

THOMPSON

Person role:

Agent

Declaration date:

27/06/2011

☒ Declaration made

29. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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. ☒

(B) I 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: ☐

If any part of the land is an agricultural holding of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing sole tenant - not applicable in the first column of the table below

Title:

Mr

First Name:

PAUL

Surname:

THOMPSON

Person role:

Agent

Declaration date:

27/06/2011

☒ Declaration Made

30. Declaration

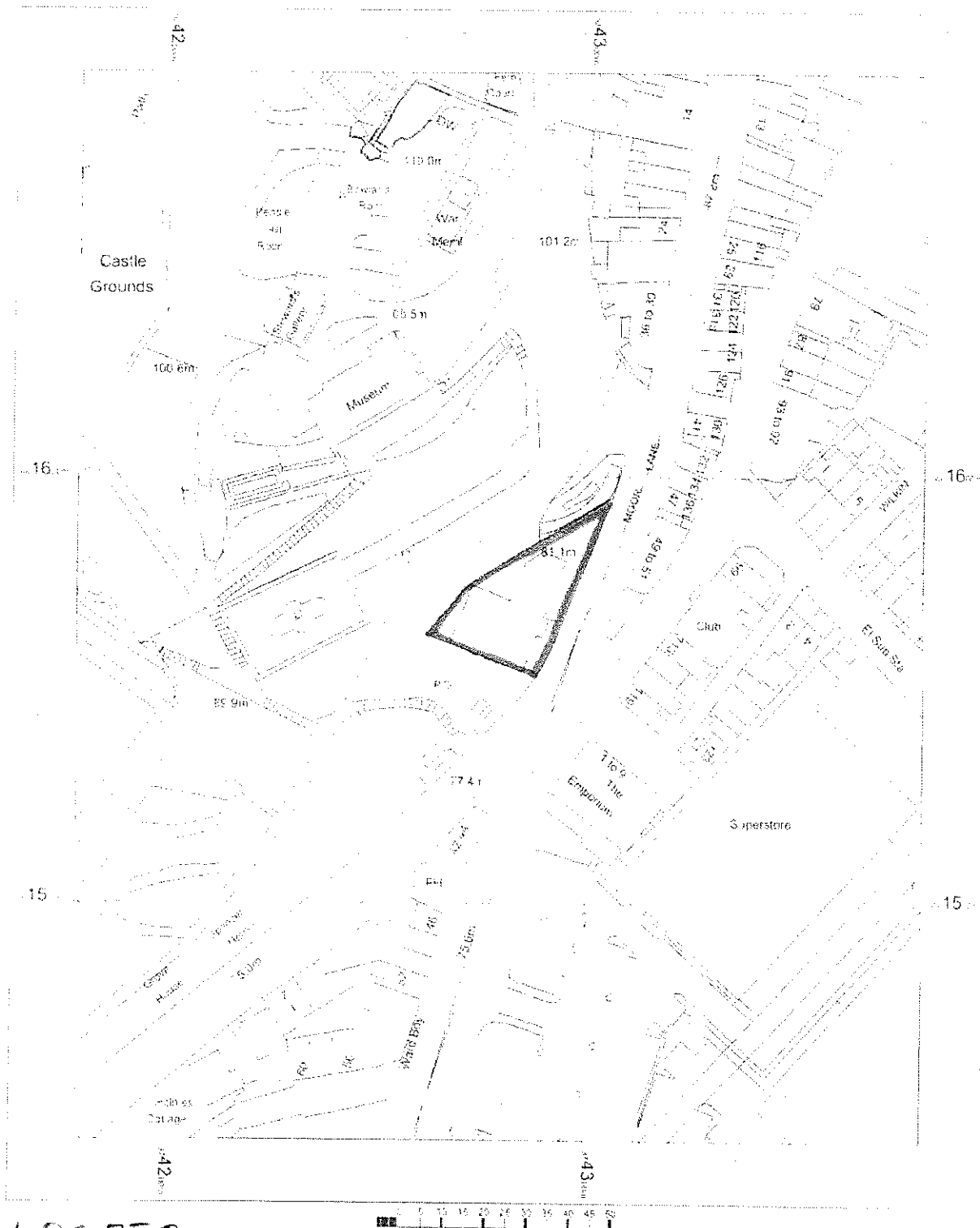
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date

27/06/2011

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LOC 358

OS Mastermap
24 June 2011 ID: MDF 00079438
www.mapdataonline.co.uk

1:1250 scale print at A4 Centre: 374280 E 441570 N

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HARRISON INCE ARCHITECTS

Heritage Statement for: Piccolino, Moor Lane, Clitheroe, BB7 1BE.

Clitheroe is a small market town located on, and around, a natural rock outcrop in a rural location at the centre of the Ribble Valley in Lancashire. The Clitheroe Conservation Area covers the historic core of the town whose most notable asset is the 12th century castle which, though small, holds a commanding position and is a major landmark both in the wider landscape and within the town itself.

The spine of the town, leading along the ridge from the castle to the parish church, contains an attractive collection of 18th and 19th century buildings, many of which are statutorily listed for their special architectural and historic interest.

This former National School was built in 1839 to provide education for children according to the Church of England, and was funded by a combination of government grants and public subscription.

The building ceased to be used as a National school in 1932, but continued as a school into the mid or late 20th century, although in recent years it served as an electrical goods store, until the present redevelopment.

The former National School stands a few meters west of Moor Lane on a site which has been leveled, and which is retained at the front by a stone boundary wall surmounted by iron railings, with access to the site from the north end by the late 20th century extension. (Originally there was a gateway in the boundary wall directly by the front entrance, of which one pier gate survives.) The building is rendered with gritstone window & doorway dressings. The quoins however are all cement, possibly replicating or overlaying an earlier arrangement of stone which is weathered.

The front elevation is arranged symmetrically with three bays to either side of the central projecting bay which contains the principal entrance. The three bays to either side contain alternate tall and short windows.

To the rear a modern shed was added in the late 20th century by roofing over part of the yard.

The buildings roof is covered with blue slate, with stone ridges, and molded coping to the gables which terminates at shaped kneelers, stone gutters or eaves troughs are used on all roof pitches. The ridge of the main block is higher than that of the rear wing and contains a chimney stack at the North gable.

Changes in the buildings use over time, including its present use as a restaurant, have led to the loss of fabric & character from the interior of the building.

Listed building consent was granted by Ribble Valley Borough Council on 21 August 2008, for the change of use of the building to a restaurant (application no3/2008/0147).

The building is in a prominent position at the start of the main retail area of Clitheroe.

The front elevation is the most important as it sits prominently onto Moor Lane. This will be retained as existing and only the rear elevation which is barely visible from the road will be slightly altered due to the current proposal. The proposal is for a single storey extension using materials to match existing. There is a large retaining wall (double height) to the rear of the property which bounds the ground to the Clitheroe Castle.

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We believe that this current new proposal has been carefully considered and the conclusions reached demonstrate how the building's character can be retained and not damaged by the alterations

The design has taken account of PPS5 (Planning for the Historic Environment), and in particular: HE6

HARRISON INCE ARCHITECTS**Design and Access Statement for:
Piccolino, Moor Lane, Clitheroe, BB7 1BE.****1. Introduction**

This Design and Access Statement provides supporting information for the Detailed Planning Application, as submitted to Ribble Valley Council, for change of use from A3 restaurant to A4 public house, internal & external alterations on behalf of Dream Capital Partnership.

2. Context - The Application Site and Background Information

The application site is a grade 2 listed building built in 1839 as a junior school and known as the national buildings. The building is currently used as a Piccolino restaurant. The accompanying Planning Application is for change of use and upgrade of the building, including the following works:

- i. Construction of a new external cooled store.
- ii. Infill existing door opening
- iii. Removal of existing window to form new door opening.
- iv. Partial infill of existing floor void to the first floor.
- v. Forming new female wc
- vi. Forming new bar servery to first floor

All of these works are required by the Applicant for operational purposes in accordance with current legislation

3. Amount of development

The proposed cooled bottle store will add 15m² to the gross internal floor space of the building

4. Layout

The layout of the building will largely be retained as existing with the exception of the new cooled bottle store & partial infilling of the first floor void.

5. Scale

The scale of the proposed additional works is the minimum required by the applicant for operational purposes.

6. Appearance

The proposed external cooled store to the rear yard will be constructed in white upvc sides with a galvanized roof.

The existing door opening will be built up blockwork and receive a render finish to match the existing wall finish.

- The colour scheme for the internal refurbishment will be chosen to highlight walls, floors, counter doors and ironmongery. The guidance used will be from design guidance produced by ICI Paints and the Royal National Institute for the Blind.
- Reference documents :
 - The Approved Document to Part M (2004)
 - BS 8300:2001 The Sign Design Guide (The Sign Design Society)
 - Building Sight (RNIB)
 - DRC Codes of Practice
 - Guidance on Access Statements (DRC)
 - Inclusive Projects (DPTAC)
 - Planning and Access for Disabled People – A Good Practice Guide (ODPM)
 - Inclusive Mobility (Department for Transport)
 - The Access Directory (DPTAC)