



RIBBLE VALLEY
BOROUGH COUNCIL

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

20 JUL 2011

FOR THE
ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320110587P

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

20 JUL 2011

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

**FOR THE
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.

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:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of Proposed Work

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

CONVERT GARAGES TO HOLIDAY COTTAGE
WITHIN THE CURTILAGE OF THE MANOR HOUSE,
TWISTON, LISTED GRADE II
THIS IS A RE-SUBMISSION AFTER AMENDMENTS.

3. Description of Proposed Work (continued)

Has the work already started without consent?

☐ Yes ☒ No

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

(date must be pre-application submission)

Has the work been completed without consent?

☐ Yes ☒ No

If Yes, please state the date 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: THE MANOR HOUSE

Address 1: TWISTON

Address 2:

Address 3:

Town: CLITHEROE

County: LANCASHIRE

Postcode (optional): BB7 4DD

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

Easting: Northing:

Description:

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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

GRAEME THORPE

Reference:

3/2005/0484

Date (DD/MM/YYYY): NOV. 2010
(must be pre-application submission)

Details of pre-application advice received?

GENERAL GUIDANCE.

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:

Description	Reference number
NC2/3/2011/0016 + 0017	

7. Neighbour and Community Consultation

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

☒ Yes ☐ No

If Yes, please provide details:

NEIGHBOURS ARE AWARE OF PREVIOUS APPLNS.

8. Authority Employee / Member

With respect to the Authority, I am:

Do any of these

statements apply to you?

(a) a member of staff

(b) an elected member

☐ Yes

☒ No

(c) related to a member of staff

(d) related to an elected member

If Yes, please provide details of the name, relationship and role

9. Materials

320110587 P

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	YORKS. STONE	YORKS. STONE	☐	☐
Roof covering	CORRUGATED SHEET	STONE FLAGS	☐	☐
Chimney	N/A	SMALL FLUE FOR WOODBURNER	☐	☐
Windows	N/A	TIMBER WITH STONE SILLS, LINTELS + MULLIONS	☐	☐
External doors	N/A	TIMBER	☐	☐
Ceilings	N/A	PLASTERBOARD + SKIM	☐	☐
Internal walls	N/A	—	☐	☐
Floors	CONCRETE	EXISTING + INSULATE + SCREED	☐	☐
Internal doors	N/A	TIMBER	☐	☐
Rainwater goods	PLASTIC GUTTER + DOWNSPOUT	NEW BLACK PLASTIC GUTTERS + DOWNSPOUTS	☐	☐
Boundary treatments (eg fences, walls)	STONE WALLING	AS EXISTING	☐	☐
Vehicle access and hard standing	N/A	NEW HARD STANDING FOR 2 CARS	☐	☐
Lighting	N/A	STANDARD ELECTRICITY	☐	☐
Others (add description)	N/A	CONSERVATION - STYLE ESCAPE ROOFLIGHTS	☐	☐

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

PL-324 SHT. 1 V2 + SITE PLAN
SHT. 2 V2 + BLOCK PLAN
SHT. 3 + EXISTING SURVEY
SHT. 4

10. Demolition

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

☐ Yes ☒ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building: ☐ Yes ☐ No

b) Demolition of a building within the curtilage of the listed building: ☐ Yes ☐ No

c) Demolition of a part of the listed building: ☐ Yes ☐ No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)

ii) What is the volume of the part to be demolished?(cubic metres)

iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish:

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

11. Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, do the proposed works include: (you must answer each of the questions)

a) Works to the interior of the building? ☒ Yes ☐ No

b) Works to the exterior of the building? ☒ Yes ☐ No

c) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No

d) 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, 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):

WORK IS TO SEPARATE GARAGE BUILDING WITHIN CURTLAGE.

SEE ACCOMPANYING P.P. APPLN. + PLANS.

THIS IS A RE-SUBMISSION AFTER AMENDMENTS.

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic Interest? (Note: only one box must be ticked)

Grade I ☐

Ecclesiastical Grade I ☐

Grade II* ☒

Ecclesiastical Grade II* ☐

Grade II ☒

Ecclesiastical Grade II ☐

Don't know ☐

13. Immunity From Listing

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

☐ Yes

☒ No

☐ Don't know

If Yes, please provide the result of the application:

14. Certificates

One Certificate A, B, C, or D, must be completed with this application form.

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

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

19/07/2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

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

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

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/ the applicant has been 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:

--

--

--

14. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

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:

--	--	--

15. Planning Application Requirements - Checklist FOR RE-SUBMISSION

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.

The original and 3 copies of a completed and dated application form:



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

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



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

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): ☐

16. 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):

		19/07/2011 (date cannot be pre-application)
--	--	---

17. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

18. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

19. 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)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

BENNETT & BROWN LTD

Architects & Surveyors



DRAWING NO: N/ 1778/06

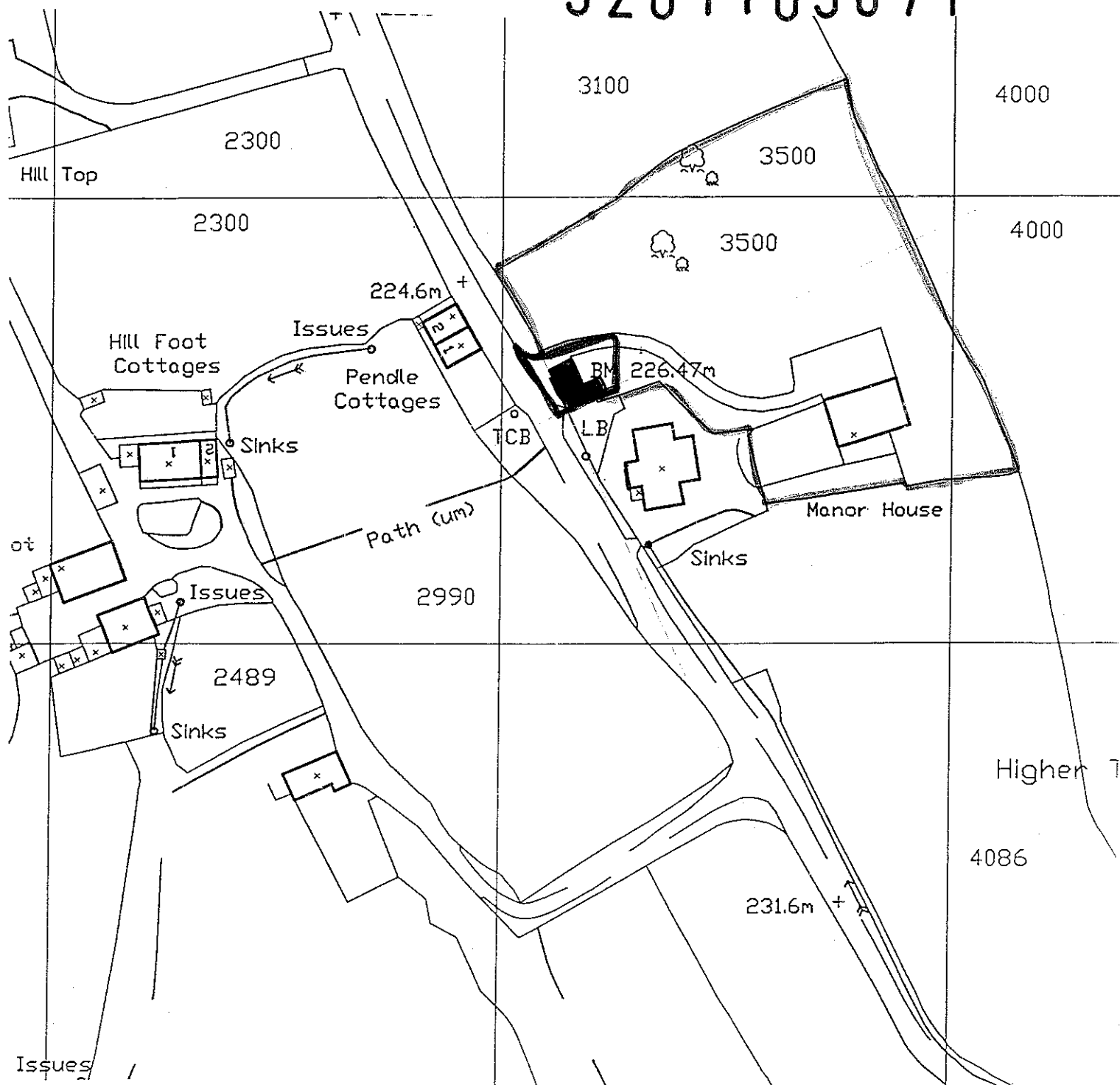
SCALE: 1:1250

DATE: 7/6/04

CONTRACT: CONVERSION OF GARAGES TO HOLIDAY COTTAGE.
THE MANOR HOUSE, TWISTON, NR CLITHEROE BB7 4DD.
FOR MR & MRS J. NIXON

TITLE: BLOCK PLAN

320110587P



320110587P

**HERITAGE STATEMENT - PROPOSED HOLIDAY COTTAGE AT
THE MANOR HOUSE, TWISTON, CLITHEROE BB7 4DD**

The current proposal in hand is to convert the existing triple garage, located at the foot of the drive to The Manor House (a Grade II Listed Building), to a small holiday cottage for letting by the week or fortnight.

The existing garage building was itself a conversion from a pair of two storey lead miners' cottages, similar in style to the two which stand right across the lane known as Pendle Cottages.

It is understood that the conversion took place in 1963 at about the same time as The Manor House itself was extended and updated, and the lead miners' cottages were turned into garaging for the main house.

We have an old photograph (see attached) which is thought to be from around 1900 and which shows the cottages quite well, standing alongside the old tithe barn which then was of course part of the domain of The Manor. The Manor Barn is separately owned nowadays and has itself been converted to a house.

We were given to understand from our talks with old local residents that when the cottages fell into disuse with the decline in lead mining, in the first half of the twentieth century, the building was used as the Twiston Reading Room; newspapers were brought to Twiston each week and were made available to residents who might otherwise would have had no access to outside news.

The purchase in 1962 of The Manor House and its land and buildings by Sir Alfred Hall-Davis, then Chairman of Massey's Burnley Breweries, set in train considerable extension and refurbishment of the main house and it is then that the two cottages became one garage. The entire property was sold to the Read family on Sir Alfred's election to Member of Parliament for Morecambe and Lonsdale; he felt the need to live in his constituency.

The hope and expectation is that subject to Planning Permission we can make use of the building as a holiday cottage to attract visitors for local walking in the Pendle and Bowland areas, and perhaps for historical purposes; Pendle Hill has strong associations with George Fox and the founding of the Society of Friends, with a Quaker burial ground in Twiston, further up the lane towards Barley; we have family living in North America where there is significant interest (including a long established Quaker establishment in Philadelphia by the name of Pendle Hill!) and we would take pleasure in attracting visitors from there, and elsewhere, and showing them where they can find their particular points of study; we have considerable interest in and information about local history which would we think prove valuable. It is our very firm intention, if Permission is granted, to complete the works in true sympathy with the locality and entirely in keeping with Twiston, The Manor House itself and its surroundings. There is no wish to do otherwise. The same (local, Downham) builder would be employed as was responsible for the high quality work on a new garage and office building closer to The Manor House, just a few years ago, which we believe is a credit to his sensitive craftsmanship.

We are convinced that this proposal would be of significant benefit to Twiston and The Ribble Valley if it can encourage leisure spending from elsewhere in the country and from the rest of the world together with (limited) local employment.

We commend it to the Planning Committee.

JOHN NIXON

DECEMBER 2010