



RIBBLE VALLEY  
BOROUGH COUNCIL

|                         |
|-------------------------|
| 0 3 AUG 2011            |
| FOR THE<br>ATTENTION OF |

For office use only

Application No 320110624P

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 and listed building consent.  
Town and Country Planning 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: | Ken               | Surname: | Dobson           |  |                   |  |
| Company name:                                                                                                     |                |             |                   |          |                  |  |                   |  |
| Street address:                                                                                                   | Vicarage House |             | Country Code:     |          | National Number: |  | Extension Number: |  |
|                                                                                                                   | Vicarage Fold  |             | Telephone number: |          |                  |  |                   |  |
|                                                                                                                   |                |             | Mobile number:    |          |                  |  |                   |  |
| Town/City:                                                                                                        | Wiswell        |             | Fax number:       |          |                  |  |                   |  |
| County:                                                                                                           | Lancashire     |             | Email address:    |          |                  |  |                   |  |
| Country:                                                                                                          |                |             |                   |          |                  |  |                   |  |
| Postcode:                                                                                                         | BB7 9DF        |             |                   |          |                  |  |                   |  |
| Are you an agent acting on behalf of the applicant? <input type="radio"/> Yes <input checked="" type="radio"/> No |                |             |                   |          |                  |  |                   |  |

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application.

3. Description of Proposed Works

Please describe the proposed works:

Fit secondary glazing

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

|                 |                |         |  |
|-----------------|----------------|---------|--|
| House:          |                | Suffix: |  |
| House name:     | VICARAGE HOUSE |         |  |
| Street address: | VICARAGE FOLD  |         |  |
|                 | WISWELL        |         |  |
| Town/City:      | CLITHEROE      |         |  |
| County:         |                |         |  |
| Postcode:       | BB7 9DF        |         |  |

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

|           |        |
|-----------|--------|
| Easting:  | 374501 |
| Northing: | 437350 |

Description:

|  |
|--|
|  |
|--|

### 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: Adrian

Surname: Dowd

Reference:

RV/2010/ENQ00475

Date (DD/MM/YYYY):

11/10/2010

(Must be pre-application submission)

Details of the pre-application advice received:

Listed building consent required. Also stated that other heat loss alternatives be investigated. Thick curtains, loft insulation etc. The building has had the loft insulated. Thick curtains are in use. Draft proofing measures have been implemented.

### 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

### 7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

### 8. Materials

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

#### Windows - add description

Description of *existing* materials and finishes:

Stone Mullion

Description of *proposed* materials and finishes:

Stone Mullions not changed or modified. Secondary glazing unit added to internal window ledge. Fitting of Secondary glazing units designed to be demountable if reinstatement required.

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

letter dated 2/8/2011

### 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

### 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. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

#### 4. Authority Employee/Member

320110624P

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

#### 15. 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

#### 16. 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:  First name:  Surname:   
Person role:  Declaration date:  ☒ Declaration made

#### 16. 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

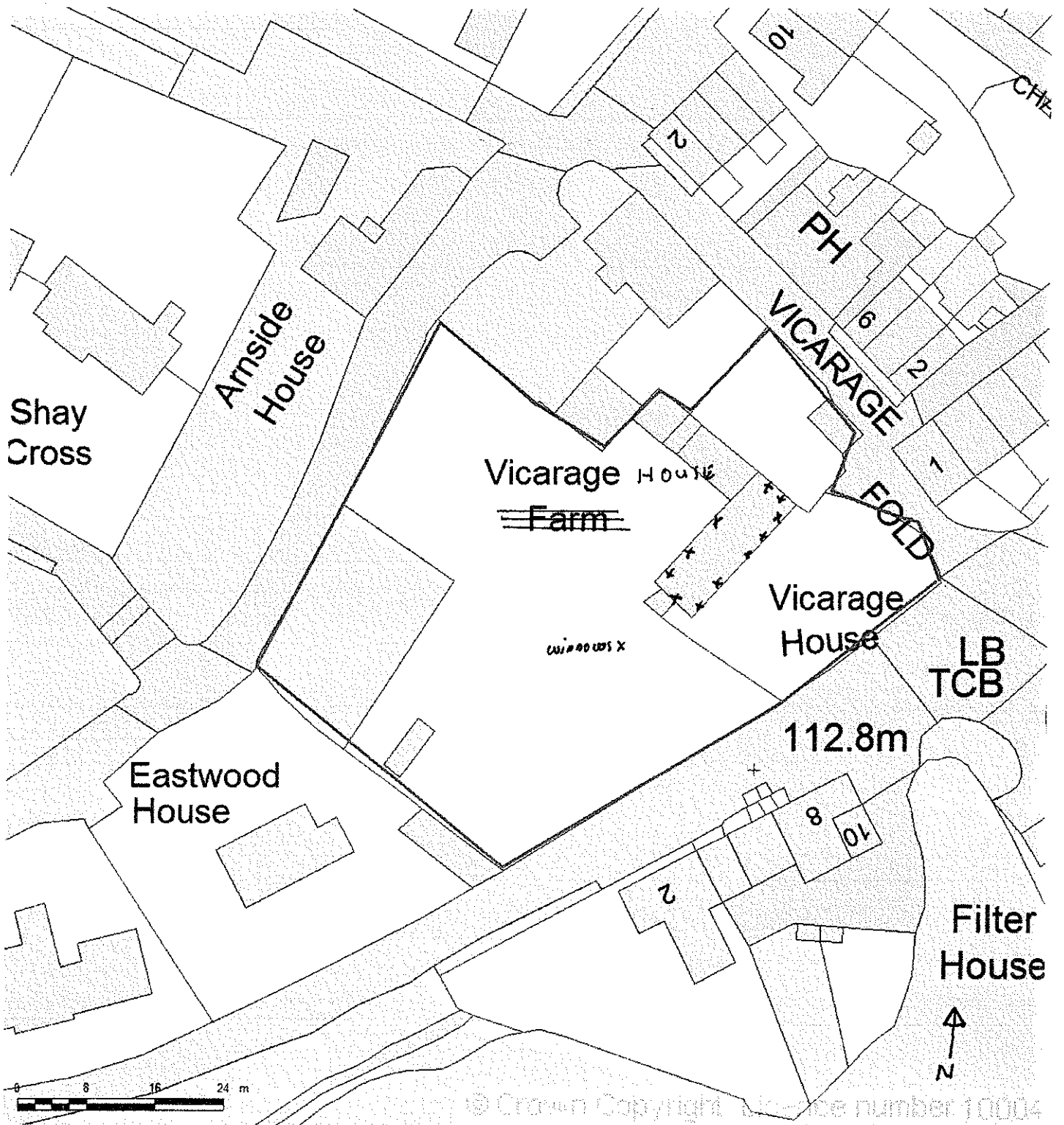
Title:  First Name:  Surname:   
Person role:  Declaration date:  ☒ Declaration Made

#### 17. Declaration

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



Date:



320110624P

# Ribble Valley Borough Council



## DESIGN AND ACCESS STATEMENT PRO-FORMA

320110624P

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application

### What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB)

### Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

USED INFORMATION FROM ENGLISH HERITAGE WEB SITE WHICH ADVISED  
YOU CAN IMPROVE THE ENERGY EFFICIENCY OF YOUR HOME IN WAYS SYMPATHETIC TO ITS HISTORIC CHARACTER, FOR EXAMPLE  
THE INTRODUCTION OF SECONDARY GLAZING.

### Use

What will the extension/development be used for and justify why this is necessary?

IMPROVING LIVING CONDITIONS  
AGRAIC KITCHEN USE  
AGRAIC CONSERVATION PROBLEMS

### Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

As Windows  
SECONDARY GLAZING IS APPROPRIATE FOR LISTED BUILDINGS

## Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

NO ALTERNATIVES POSSIBLE

## Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

YES

NOT DISTURB FAIR OUTSIDE THE PROPERTY

NO ALTERATION TO EXISTING WINDOWS

KEEP REINSTATEMENTS TO ORIGINAL

## Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

N/A

## Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used

NO CHANGE TO EXISTING APPEARANCE

WOOD/ALUMINIUM FRAME COLOR MATCH TO EXISTING

## Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

N/A

NARY GAZIN

VICARAGE HOUSE

WISCONSIN

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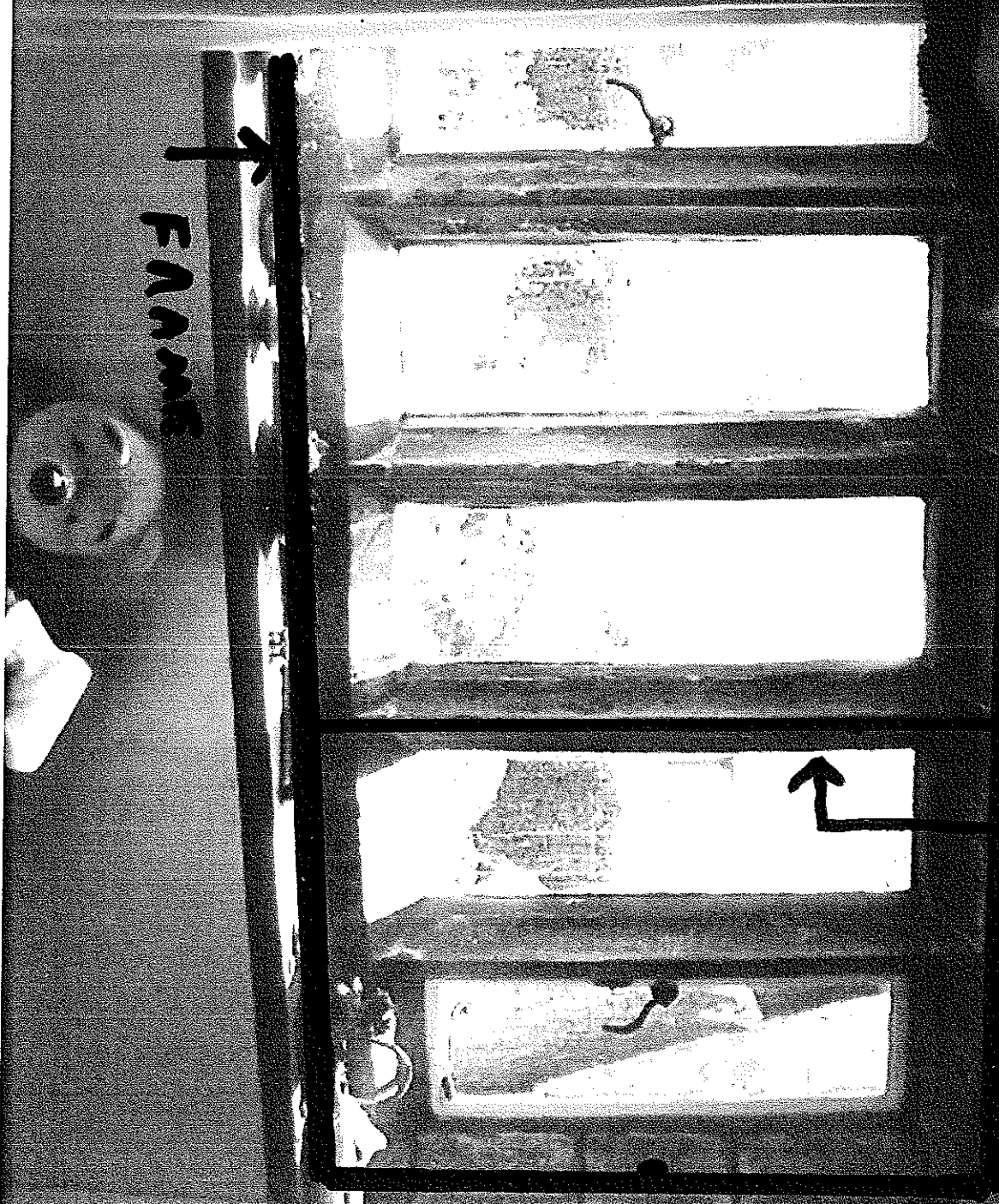
RAY GLAZIER

VICARAGE ROBIN WISCONSIN

320110624P

FRAME

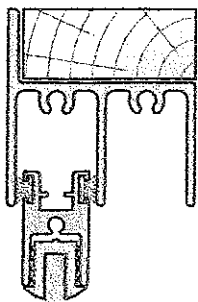
OFFICE OF SENIOR COUNSEL



Selectaglaze

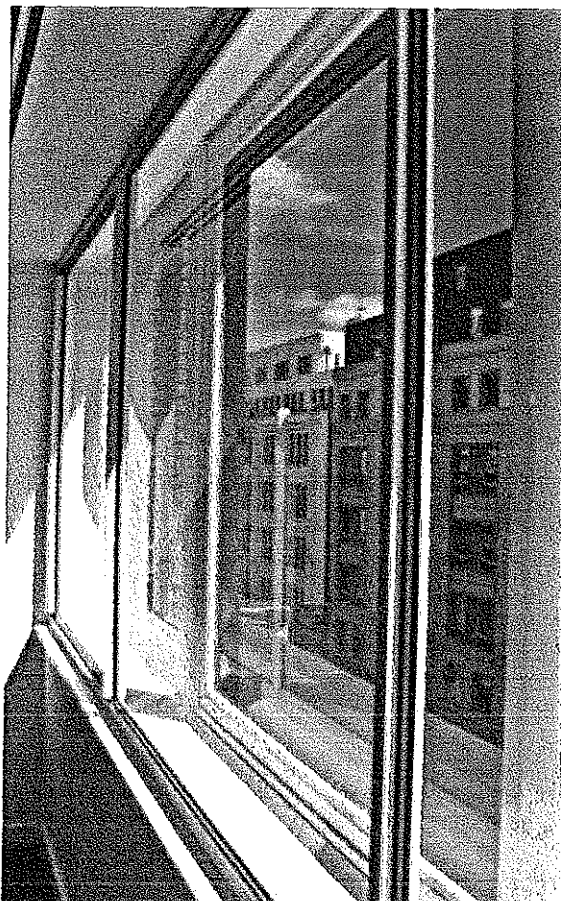
## HORIZONTAL SLIDING

HEAD DETAIL



## Design concept

- A slim and versatile horizontal sliding system that provides easy access for ventilation and is suitable for treating most types of window
- Available with 2, 3, 4 or even 5 sliding sashes (panels)
- Minimal impact on blinds or curtains

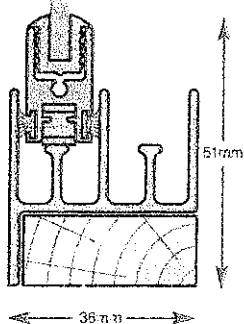


## Design Features

- Sashes slide on glide pads or for larger sizes stainless steel ball races with nylon tyres
- Integral full height projecting finger pulls
- Twin brush seals ensure high sealing efficiency
- Slim 23mm wide interlock stile as standard
- Heavy duty interlock for units over 1700mm high or those requiring locks
- Fixings concealed within the frame - trims not required
- Sashes are removable for maintenance and cleaning
- Frames may be linked with a colour matched aluminium transom/mullion section

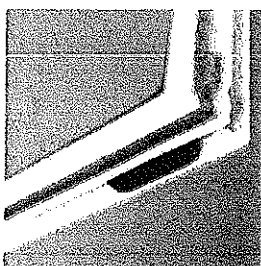
## Size Guidelines

- Maximum individual sash 1100mm (w) x 2200mm (h)
- Minimum individual sash 300mm (w) x 300mm (h)
- Sash height to width ratio should not normally exceed 4:1
- Risk assessments for sash sizes must account for weight, location and type of end user



SILL DETAIL

Drawings not to scale



Acetyl glide

## OPTIONS

## Glazing:

- 4mm to 6.8mm

## Frames:

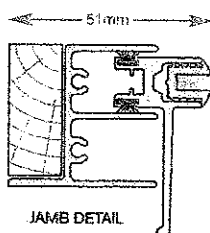
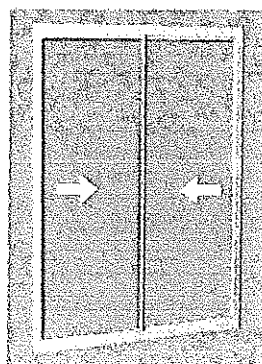
- Recessed finger pull to allow sashes to contra slide
- Heavy duty interlock stile
- 38mm box interlock stile
- Low profile running track to clear inward opening windows
- Triple track allowing 3 sashes to stack at one end

## Hardware:

- Acetyl glide pads (standard)
- Stainless steel ball races fitted with tyres

## Locking:

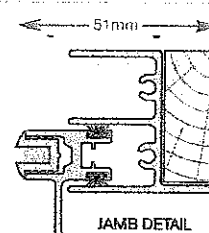
- Flipper catch handle
- Fitch catch - white or silver
- Yale 8K100 security lock - white
- Plunge lock (box interlock stile only)
- Concealed shoot bolts
- Inverted 'U' channel restrictor



JAMB DETAIL



INTERLOCK STILE



JAMB DETAIL

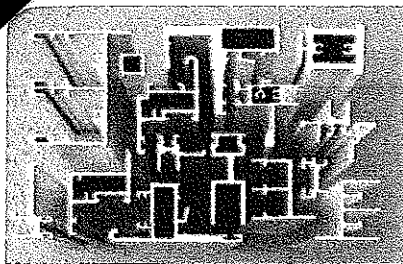
Selectaglaze has developed a wide product range to protect living and working environments against noise, heat loss, ingress of dirt, fire, intruders or the effects of blast. Available window styles include horizontal sliding, vertical sliding, hinged, lift-out, fixed and demountable fixed panels. Selectaglaze reserves the right to change specifications without prior notice.

Refer to [www.selectaglaze.co.uk](http://www.selectaglaze.co.uk) for more information and a full range of product sheets

Tel: 01727 837271 e-mail: [enquiries@selectaglaze.co.uk](mailto:enquiries@selectaglaze.co.uk)

Ref: S10 (01/11)

# Materials & Performance



## Framing

The framing sections are made to exclusive Selectaglaze designs using an aluminium alloy. This strong, lightweight material is extruded to form the slender, complex shapes needed to accommodate seals, fixings and specialist hardware.

### Forming:

Many of the sections can also be curved to follow the lines of the primary window.

## Finishes

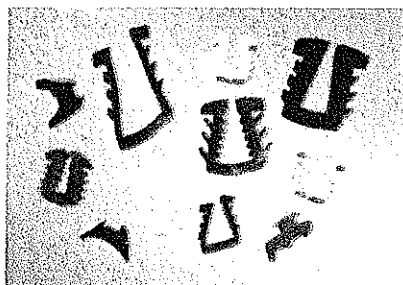
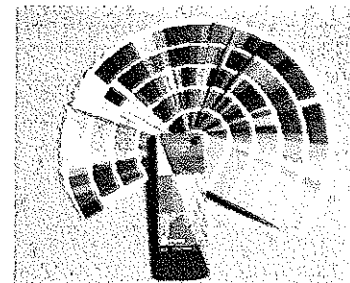
The aluminium can have a variety of finishes:

- Polyester Powder paint - Interpon and Synthapulvin
  - Wide colour range
  - Woodgrain effects

**Standard finish: White** - HIPCA semi gloss

- Anodok anodising
  - Architectural range of Silver, Black and shades of Bronze and Blue-grey

All surface treatments have long life expectancy with minimum maintenance.



## Gaskets

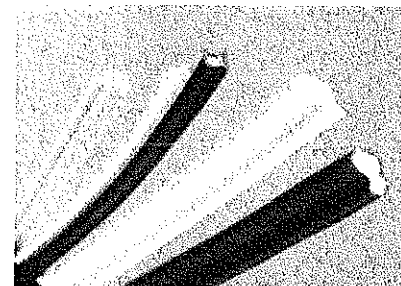
The glass is held in position by PVC nitrile gaskets or, in the case of the heavier casement systems, specialist bonding tapes that offer high levels of security.

The standard colour is black with white available as an option.

## Weatherseals

The sliding units are fitted with twin silicone treated grey polypropylene pile seals from Schlegel, a world leader in quality seals.

Hinging units are fitted with high performance Q-Lon seals available in white, black or brown. The material has excellent 'memory' and retains its original shape year after year to give optimum performance.



## Glazing

All glazing must be specified in accordance with BS 6262:2005 - code of practice for glazing in buildings and meet the requirements of Building Regulations Parts N1 and N2. Clear float glass is the standard specification but the product range allows a choice between 4mm and 12mm single glass and sealed units up to 24mm thickness dependent on the particular performance or regulatory requirement.

### Enhanced Thermal

- low emissivity (hardcoat)
- sealed glass unit

### Enhanced Sound

- acoustic laminates

### Safety

- toughened
- laminated

### Solar Control

- body tinted

### Privacy

- patterned
- opaque laminate
- screen printed or etched
- switchable glass

### Clarity

- anti-reflective glass
- low iron glass

### Security

- anti-bomb laminates
- polycarbonate sheet
- glass/polycarbonate composites

### Auxiliary items

- **Ventilation** - Trickle ventilators, either standard or acoustically dampened, can be housed within a timber section generally at the head.
- **Acoustic linings** - Reveal linings to improve acoustic performance are available as mineral fibre board tiles, PVC faced acoustic foam or Rockwool fitted perforated metal trays.
- **Blinds** - A full range of blinds including Venetian, drape and roller can be fitted in conjunction with secondary windows. Remote controls are available.

## Grounds and Subframes

The windows are installed within the reveal via standard sized twice-white primed timber or mdf grounds. Where non-standard grounds, full subframes or new cills are required these are machined from best joinery quality softwood or mdf and finish decorated on exposed room side surfaces.

### Sealants

Timber grounds and aluminium frames are bedded on acrylic compound to provide a lasting perimeter seal.

### Assembly and fixing

Lightweight frames and sashes are mechanically jointed using stainless steel screws and the heavy duty frames including larger casements are crimp joined with aluminium cleats to afford maximum strength. Site fixings are selected to suit conditions and purpose.

### Performances

The following standards and assessments are used to define product performance. Test results are made available.

**Acoustic:** Window styles tested in accordance with BS EN ISO 717-1:1997

Acoustics. Rating of sound insulation in buildings and of building elements.

Airborne sound insulation.

**Thermal:** Computer modelled u-values through Centre for Window and Cladding Technology (CWCT).

### Security:

**Intruder-stealth attack:** Tested against the security requirements of BS 7950:1997 Specification for enhanced security performance of windows for domestic applications.

**Determined attack/containment:** Tested to Loss Prevention Standard LPS 1175

**Fire:** Tested to BS EN 1364-1:1997 and BS EN 1363-1:1999

**Ballistic:** Tested to EN 1522/1523

**Blast:** Tested to ISO 16933

Selectaglaze has developed a wide product range to protect living and working environments against noise, heat loss, ingress of dirt, fire, intruders or the effects of blast. Available window styles include horizontal sliding, vertical sliding, hinged, lift-out, fixed and demountable fixed panels.

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Refer to [www.selectaglaze.co.uk](http://www.selectaglaze.co.uk) for more information and a full range of product sheets

Tel: 01727 837271 e-mail: [enquiries@selectaglaze.co.uk](mailto:enquiries@selectaglaze.co.uk)

Ref: Materials (01/11)

**Lesley Lund****From:** Ken Dobson [ken@kjen.fsnet.co.uk]**Sent:** 05 August 2011 12:43**To:** Lesley Lund**Subject:** Re: Planning application Vicarage House Wiswell invalid 879

I attach the additional information requested regarding the Planning application for Vicarage House Wiswell.

The map scaling is 1:500

320110624P

**Heritage Statement****List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** VICARAGE HOUSE**List Entry Number:** 1362371**Location**

VICARAGE HOUSE

The building may lie within the boundary of more than one authority.

**County:** Lancashire**District:** Ribble Valley**District Type:** District Authority**Parish:** Wiswell**National Park:** Not applicable to this List entry.**Grade:** I**Date first listed:** 13-Feb-1967**Date of most recent amendment:** Not applicable to this List entry.**Legacy System Information**

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS**UID:** 183564**Asset Groupings**

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

**List Entry Description****Summary of Building**

Legacy Record - This information may be included in the List Entry Details

**Reasons for Designation**

Legacy Record - This information may be included in the List Entry Details

**History**

Legacy Record - This information may be included in the List Entry Details

## **Description of the significance of the heritage asset**

### **Vicarage House**

**Details**

WISWELL  
SD 73 NW  
2/78 Vicarage House  
13-2-1967  
- I

House, early C17. Sandstone rubble with stone slate roof. 2 storeys. Lobby-entry plan. Windows mullioned, with hollow chamfer, outer chamfer, and hoods. To the left of the door are ones of 4 and 5 lights, to the right of one, 2, and 3 lights. The 1st floor windows are of 4, 2, 2, and 5 lights. The door has a chamfered surround with Tudor arch. Chimneys to left and right of door, and on left-hand gable set forward of the ridge. Coped gables with kneelers and ball finials. The left-hand gable wall has a 10-light mullioned and transomed window on the 1st floor. Inside, the door opens into a lobby against 2 large back-to-back fireplaces, originally with firehoods. Each has a stone jamb and a chamfered and stopped bressumer. The right-hand inglenook contains a smaller re-set stone fireplace with Tudor arch. The rooms served by the fireplaces have exposed chamfered and stopped main beams and common joists. The house contains much timber panelling, which appears to be C17 although incorporating some possibly early C16 work. Some of the panelling has been re-arranged and may have been imported from another building. The room to the right of the door is divided from the 2 right-hand rooms by a wall of vertical plank and muntin panelling with 2 intermediate horizontal rails and with 2 doorways with depressed arched heads each with an incised cross. Some of the muntins have carpenter's marks. The room to the left of the door has a similar panelled wall dividing it from the left-hand room, but the rails and muntins are moulded and the doorway has a Tudor-arched head with carved flower and tracery decoration in the spandrels. Set within the inglenook, surrounding a fireplace of C19 or C20 date is similar panelling with 2 doorways which have similar Tudor-arched heads, the upper parts of the doors also having tracery decoration. The stair is now within the lobby and has a straight flight with turned balusters. On the 1st floor there is further panelling.

Listing NGR: SD7450237353

**Selected Sources**

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: SD 74502 37353

320110624P

## Potential impact of the proposal on the significance of that heritage site.

The proposed secondary glazing will be horizontal sliding units fitted behind the stone Mullions on internal window ledge and will have no negative impact on the heritage site. I believe that by fitting the secondary glazing the impact can only be positive and enhance energy efficiency. The secondary glazing units will not be visible from outside the property. The frame and any overlapping of the sliding windows will be behind a mullion.

I believe the inclusion of secondary glazing can be an acceptable enhancement to listed buildings as they are reversible adaptations. The fitting of Secondary glazing units will be designed to be demountable if reinstatement required at some future date.

By fitting secondary glazing I hope to reduce heating costs, improve the living conditions in the house, reduce considerably the condensation on the windows and the damage caused to the heritage asset by this condensation.

**In short I wish to keep the property as a sustainable home without any significant effect on the heritage asset**

K Dobson

5/8/2011

----- Original Message -----

**From:** Lesley Lund

**To:** [ken@kjen.fsnet.co.uk](mailto:ken@kjen.fsnet.co.uk)

**Cc:** Lesley Lund ; Louise Blatchford

**Sent:** Thursday, August 04, 2011 5:33 PM

**Subject:** Planning application Vicarage House Wiswell invalid 879

Thank you for your application which was received 3 August 2011. Unfortunately I have had to invalidate the application for the following would you please write the scale on the attached location plan

Could you please provide me with a heritage statement this is required as the proposed works are to a listed building.

It should contain a description of the significance of the heritage asset affected sufficient to understand the potential impact of the proposal on the significance of that heritage site

As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the applications impact

The level of information submitted should be proportionate to the significance of the asset and the potential impact upon that significance of proposal

The following link will take you to PPS5 and the Practice Guide which need to be read together and which you may find helpful in the preparation of the Heritage Statement:

05/08/2011

<http://www.communities.gov.uk/publications/planningandbuilding/pps5>

Best Regards

Lesley Lund (01200 414490

**Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)**

<!--[if !supportEmptyParas]--> <!--[endif]-->

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