



10 AUG 2011

Cheque £170.00
Rec. no. 13690
10.8.11

320110644P

FOR THE
ATTENTION OF

Application for a new planning permission to replace an extant planning permission,
in order to extend the time limit for implementation.

Application for replacement of associated listed building and/or conservation area consents in
order to extend the time limit for implementation.

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.

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):	Partnerships in Care Limited		
Unit:		House number:	
		House suffix:	
House name:			
Address 1:	2 Imperial Place		
Address 2:	Maxwell Road		
Address 3:			
Town:	Borehamwood		
County:	Hertfordshire		
Country:			
Postcode:	WD6 1JN		

2. Agent Name and Address

Title:	Mr	First name:	Alan
Last name:	Croston		
Company (optional):	Janet Dixon Town Planners Ltd		
Unit:		House number:	
		House suffix:	
House name:			
Address 1:	10A Whalley Road		
Address 2:			
Address 3:			
Town:	Clitheroe		
County:			
Country:			
Postcode:	BB7 1AW		

Address Details

Please provide the full postal address of the application site.

House number:		House suffix:	
House name:			
Address 1:	Kemple View		
Address 2:	Longsight Road		
Address 3:	Langho		
Town:	Blackburn		
County:			
Postcode (optional):	BB6 8DW		
Description of location or a grid reference. (must be completed if postcode is not known):			
Easting:		Northing:	
Description:			

4. Pre-application Advice 320110644P

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:

Reference:

Date of advice (DD/MM/YYYY):

Details of pre-application advice received:

5. Eligibility

Was the existing planning permission extant on 1 October 2009?

☒ Yes ☐ No

If you have answered No to this question, you cannot apply to replace this planning permission.

If you are applying to replace an existing listed building or conservation area consent, is it associated with a planning permission which you are also applying to replace?

☐ Yes ☐ No ☒ Not Applicable

If you have answered No to this question you cannot apply to replace this listed building consent or conservation area consent.

If you are applying to replace a listed building or conservation area consent, was it extant on 1 October 2009?

☐ Yes ☐ No ☒ Not Applicable

If you have answered No to this question you cannot apply to replace this listed building consent or conservation area consent.

6. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including application reference number and date of decision in the sections below. Please also provide the original application type:

Extensions to existing "Wainwright" building and amendment to car park layout

Reference number:

Date of decision (DD/MM/YYYY):

What was the original application type?
(e.g. 'Full', 'Householder and Listed Building', 'Outline')

Full

Description Of Your Proposal (continued)

the purpose of calculating fees, which of the following best describes your application for planning permission?

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Major development: typically consists of developments for waste, or more than 10 dwellings or a site larger than 0.5 ha, or building(s) with a floor space of 1,000 sq m or more ☐

Householder development: development to an existing dwellinghouse or development within its curtilage ☐

Other: anything not covered by either of the above categories ☒

If you are also seeking to replace an associated a)listed building consent and/or a b)conservation area consent in order to extend the time limit for their implementation, please also provide a description of the consented schemes, including the application reference numbers and dates of decision:

a) Listed building consent (if applicable):

N/A

Reference number:

Date of decision (DD/MM/YYYY):

b) Conservation area consent (if applicable):

N/A

Reference number:

Date of decision (DD/MM/YYYY):

7. 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

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

Ownership Certificates

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

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CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & 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:

Alan Coston

5/8/11

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & 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:

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & 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:

9. 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

Signed - Applicant:

Or signed - Agent:

Alan Cuthbert

Date (DD/MM/YYYY):

5/8/11

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

10. Planning Application Requirements - Checklist

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

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



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Land Declaration):



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



The correct fee: £170



For applications to replace listed building or conservation area consents only:

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



Declaration

I hereby apply for planning permission/consent as described in this form and additional information

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I - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

05/08/2011

12. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

13. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

jdixonplanners@btconnect.com

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)

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

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

APPLICATIONS AT KEMPLE VIEW, LANGHO

1. INTRODUCTION

- 1.1 In 2008 planning permission was granted under applications 3/2008/0701 and 0702 to create small extensions to existing buildings on site. As work has not started these applications are simply to extend the time limit for implementation. These permissions would otherwise expire in November 2011. The plans are exactly the same as those permitted in 2008.

2. BACKGROUND

- 2.1 Kemple View is a nursing home and care home for patients with mental health needs. It comprises various detached buildings set in wooded grounds and as part of the former Langho Colony it adjoins the residential development of The Dales/Rydings to the east.
- 2.2 To several older detached units were added modern buildings in recent times. One is the main admin/reception unit, the other is the 10 bed Wainwright building on the south side of the site which was permitted in 2003 under application 03/433.
- 2.3 Two separate planning applications are being submitted to provide small extensions to existing buildings in order to improve facilities and increase the overall accommodation by nine patients.
- 2.4 The first application is for a single storey extension to the Wainwright unit. The second application is to provide a two-storey annex to Fairhaven in place of a smaller existing extension.
- 2.5 The site has been operated by Partnerships in Care since 1995 and the extensions are simply a continuation of the present services. There is no change in the nature of the use, in fact, part of the proposal will enable disabled patients to be fully cared for.
- 3. WAINWRIGHT**
- 3.1 This is an existing modern single storey building on the south side of the site which houses up to 10 patients. It is proposed to extend its western end by two single storey

projections of 9metres by 7metres. Each will accommodate two rooms with en-suite bathroom designed for use by disabled persons.

- 3.2 The form and character of the extensions matches the very modern style of the existing building and matching materials will be used. The extensions are into a fenced garden/grass area and the western fence will be realigned and a low wall will replace the current slope so that the utility of the area for patients is maintained
- 3.3 This secure garden area will be extended by about 5 metres to occupy the current easterly row of car parking spaces on the main car park. These parking spaces will be relocated along the western edge of the car park so that whilst the area of parking is the same, it moves westwards by about 5 metres. This change enables the residents of Wainwright to retain a similar area of secure garden to that which exists now. The western edge of the car parking will be landscaped, but is already screened by planting from the west.
- 3.4 The site level is at least 4 metres below that of the adjoining land to the south which is outside the site. An embankment defines the difference in level and means that the proposal is effectively screened from view from the south. Other buildings on site screen views of Wainwright such that the proposal will not be perceived from external viewpoints.

4 FAIRHAVEN

- 4.1 This detached building is within the western end of the site and dates from 1904. It comprises a main tall two storey gabled structure plus a lower hipped roofed two storey annex on its north side. The annex currently houses a bedroom, lounge, kitchen and laundry room.
- 4.2 The annex will be demolished and replaced by a larger two storey extension with a hipped roof. This will accommodate six en-suite bedrooms, day room, services and a multi faith room. The latter will also serve patients in other buildings on site, and to allow disabled access, an external ramp will be constructed to its door.
- 4.3 The appearance of the building will closely echo that of the existing with the use of red brick and clay tile walls, plain tiled roof and vertical window openings in the wall. The

use of a hip roof is to ensure separation from the old building rather than try and force an exact copy or have problems of tying in to an old roof.

- 4.4 The footprint of the building projects further northwards into a currently enclosed garden by about 10 metres. There is a slope down in land levels to the north and the extension is likely to affect six tall leylandii currently screening the property from the administrative building within the site. As the distance between the building and the leylandii will be well below that recommended in the British Standard, it is proposed to fell them. They will therefore be lost in a realignment of external paths and screen fences (drawing 106, p2). However, this will not be noticeable outside the site.

5. CONCLUSION

- 5.1 There will not be any direct changes to staffing numbers or car traffic as a result of these two proposals. The proposals are a continuation of current types of care and treatment for patients. They reflect the need to improve facilities especially for the disabled and especially in older buildings. The extensions are well contained within the site and there will not be any planning effect to the outside.
- 5.2 These applications are simply for a new permission to replace extant permissions in order to extend the time limit for implementation. There are no relevant planning changes since the 2008 permissions were granted by the Council.

Alan D Croston BA (Hons) MRTPI

on behalf of

Janet Dixon Town Planners Ltd, 10A Whalley Road, Clitheroe BB7 1AW

Tel: 01200 425051

August 2011