



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No: 320110729P

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. 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.

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: **MRS** First name: **JOAN**
Last name: **PORTER**
Company (optional):
Unit: House number: House suffix:
House name: **LAWSON HOUSE FARM**
Address 1: **BOLTON BY BOWLAND ROAD**
Address 2: **SAWLEY**
Address 3:
Town: **CLITHEROE**
County: **LANCS**
Country: **UK**
Postcode: **BB7 4NJ**

2. Agent Name and Address

Title: **MR** First name: **JOHN**
Last name: **WHARTON**
Company (optional): **ARCHITECT**
Unit: House number: House suffix:
House name: **CRAYEN HOUSE**
Address 1: **BROOK VIEW**
Address 2: **CARLTON**
Address 3:
Town: **SKIPTON**
County: **N YORKS**
Country: **UK**
Postcode: **BD23 3EX**

3. Description of the Proposal

Please describe the proposed development, including any change of use:

DEMOLITION OF REDUNDANT AGRICULTURAL SHEDS
CONVERSION AND EXTENSION OF EXISTING BARN TO 1 NO NEW DWELLING
IMPROVEMENTS TO EXISTING ACCESS

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use 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: **BARN LANSLOW HOUSE FARM**

Address 1: **BOLTON BY BOWLAND ROAD**

Address 2:

Address 3: **SAWLEY**

Town: **CLITHEROE**

County: **LANCS**

Postcode (optional): **BB7 4NJ**

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

Easting: Northing:

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).

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

Officer name:

RACHEL HORTON

Reference:

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

NOV + DEC 2009
APRIL + MAY 2010

Details of pre-application advice received?

**PRINCIPLE OF CONVERSION ACCEPTABLE
PROCEED WITH APPLICATION**

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

**JW 2217.1
2217.6
2217.7**

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:

ON SITE BIN STORAGE SPACES

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

SEPARATE BINS

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

9. 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

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Do Kn
Walls	STONE	STONE	☐	
Roof	BWE SLATE + ASBESTOS SHEET	BWE SLATE	☐	
Windows	PAINTED TIMBER	PAINTED TIMBER	☐	
Doors	PAINTED TIMBER	PAINTED TIMBER	☐	
Boundary treatments (e.g. fences, walls)	—	STONE WALLS	☐	
Vehicle access and hard-standing	CONCRETE	BITMAC + BLOCK PAVES	☐	
Lighting	—	—	☐	
Others (please specify)	—	—	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

JW 2217.1/8/9

11. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	—	6	+ 6
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)	FARM USE CEASED		

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☒ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

NEW SEPARATE TREATMENT PLANT

13. 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 a 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 ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer **EXISTING SYSTEM**

14. 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

15. Existing Use

Please describe the current use of the site:

REDUNDANT FARM

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

FARM

When did this use end (if known)?
DD/MM/YYYY

JAN 2009

Does the proposal involve any of the following:

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

If you have answered Yes to any of the above, you will need submit an appropriate contamination assessment.

16. 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

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
 If Yes, please complete details of the changes in the tables below:

☒ Yes☐ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐				1		1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							1

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a+b+c+d+e+f+g)=							8

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						1
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a+b+c+d+e+f+g)=							1

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							0

Total proposed residential units (A+B+C+D)=

1

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							8

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							8

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							0

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units (E+F+G+H)=

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total) +

19. All Types of Development: Non-residential

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

☒ Yes

☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐		1500m ² SHEDS		
FARM	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	NA. DWELLING		
Proposed employees			

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	NA. DWELLING			

22. Site Area

Please state the site area in hectares (ha)

0.30 ha + DWELLING

23. Industrial or Commercial Processes and Machinery

320110729P

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:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operation throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application for

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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/YY)

John R Wharton

9-9-11

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the 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 Sent

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YY)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Sent

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 less than 21 days before the date of the application)

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YY)

25. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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):

which must not be earlier than 21 days before the date of the application):

--	--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

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26. Agricultural Holdings**AGRICULTURAL HOLDINGS CERTIFICATE****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7****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:

Date (DD/MM/YYYY)

	John R. Winstan	9-9-11
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(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant, 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)

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27. 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 the Local Planning Authority has been submitted.

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



The correct fee: ✓

The original and 3 copies of a design and access statement: ✓

The original and 3 copies of the plan which identifies the land to which the application relates 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 other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ✓

28. 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):

(date cannot be pre-application)

John R Whiston

9-9-11

29. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

30. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

31. 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:

320110729 P

JOHN & JENNIFER WHARTON ARCHITECT DESIGNERS

Craven House
Brook View
Carieton
SKIPTON
North Yorkshire BD23 3EX
tel 01756 792708
fax 01756 795278

DESIGN & ACCESS STATEMENT

Conversion of barns at Lawson Howe Farm, Sawley, into one dwelling

Existing situation:

Lawson Howe Farm ceased agricultural use in 2009, and comprises two large stone barns joined on their long side with a series of attached and detached sheds to the south east and north.

The site is served by a well surfaced private drive from Bolton by Bowland Road.

Full planning consents 3/2010/0436 and 3/2010/0750 exist for the conversion of the barns into two and one dwelling respectively. These consents established the principles and detail of the conversion.

Both schemes proposed the removal of various redundant sheds to restore the buildings back to near their original grouping.

Proposals - Design:

To make minor alterations to the conversion elevations for a single dwelling.

The internal plan layout is very similar to that approved. It does have a floor area of around 540m². It is considered that in order to make the project attractive to the market for such a large house in this location, it should have 5 bedrooms.

The single dwelling conversion remains the one with the minimum need for new windows, and the current proposal does introduce some amendments to the glazing and building massing, detailed as follows:

- Two new eastern full floor windows centred on the ridge lines, in the manner of forking holes. The barn already possesses such openings on the western gable and they are a common local tradition.

- Reintroduction of a 'cart doorway' to the north elevation, with recessed glazed screens to light rooms inside the opening on both floors - the opening to have timber shutter doors outside, to stand open whilst the building is occupied. Such a doorway is entirely within the local vernacular tradition.

The approved new first floor north facing windows are related. All the amendments in this area are within the recess formed by the demolition of the centre third of the former shippon, and shielded from wider public view by the remaining sections of the shippon.

- Reintroduction of a first floor window on the south elevation, and an enlarged new window in a cut-out over the mug roof. These are 'neutral amendments'.

- Introduction of an additional kitchen window in the style of a former doorway. This will be screened from wider public view by the flanking wall of the southern cart doorway.

- Amendment to the shippon roof. The approved scheme retained the original 20° monopitch roof form which was intended for sheeted rather than slated covering. 20° is too low a pitch for a slated roof, and it is considered that the projecting east monopitch gable causes unfortunate building massing on this prominent elevation. It is now proposed to introduce ridged roofs at 30° pitch to the remaining shippon elements. The resulting gabled form replicates the twin gables on the main barn and remains a traditional local building form.

There are minor amendments to the glazing in the eastern section of the shippon to re-use existing openings rather than to form new openings.

A new stone order leaf of walling continues to be proposed.

It is considered that none of the proposed amendments conflict with the base requirements of policy ENV17 for traditional farm buildings to remain largely unaltered and to remain looking like farm buildings after conversion.

Appendix (A) is an assessment of several other barn to dwelling conversion schemes in Ribbles Valley with respect to window to wall proportions, and particularly the number of new openings having been approved.

Landscaping:

It is proposed to remove all the more recent unsightly farm sheds and silo. New group tree planting is proposed around the remaining group and the upper driveway, in the form of traditional tree shelter groups.

Both these measures will make a positive contribution to the immediate locality and the wider AONB.

In common with the previously approved schemes the principal garden area will be the former southern farm yard, enclosed by a dry stone wall on the south side and a fence hedge on the eastern side.

Access:

Level access will be available into the north, west and south sides of the dwelling.

Internal steps on the ground storey are unavoidable due to the need to make efficient use of existing buildings/openings.

Drainage:

A new mini sewage treatment plant is proposed to be sited in field 3428, to replace existing septic tanks on the site. An irrigation drainage system will run on the east facing ground slope.

Climate Change:

The proposed conversion will use new highly insulated lining walls and possibly roof panels, double glazing and an insulated ground floor.

It is likely that a ground or air source heat pump system will be used as the primary heat source.

The conversion may also incorporate a heat recovery/recirculation system.

Crime Prevention:

The conversion scheme has some glazing on all elevations for self surveillance of the surrounding site and driveway.

John R Wharton
Architect
August 2011

JOHN & JENNIFER WHARTON ARCHITECT DESIGNERS

Craven House
 Brook View
 Carleton
 SKIPTON
 North Yorkshire BD23 3EX
 tel 01756 792708
 fax 01756 795278

APPENDIX (A)

ASSESSMENT OF OTHER BARN CONVERSIONS IN RIBBLE VALLEY

- The following photographs of approved barn conversions throughout the Ribble Valley Borough demonstrate that there has been consistent grant of consents for multiple new door and window openings to be formed in barn walls to enable conversion to residential use.

This is not consistent with the approach taken by the Council in dealing with the Lawson House Barns at Sawley.

The photographs show variously:

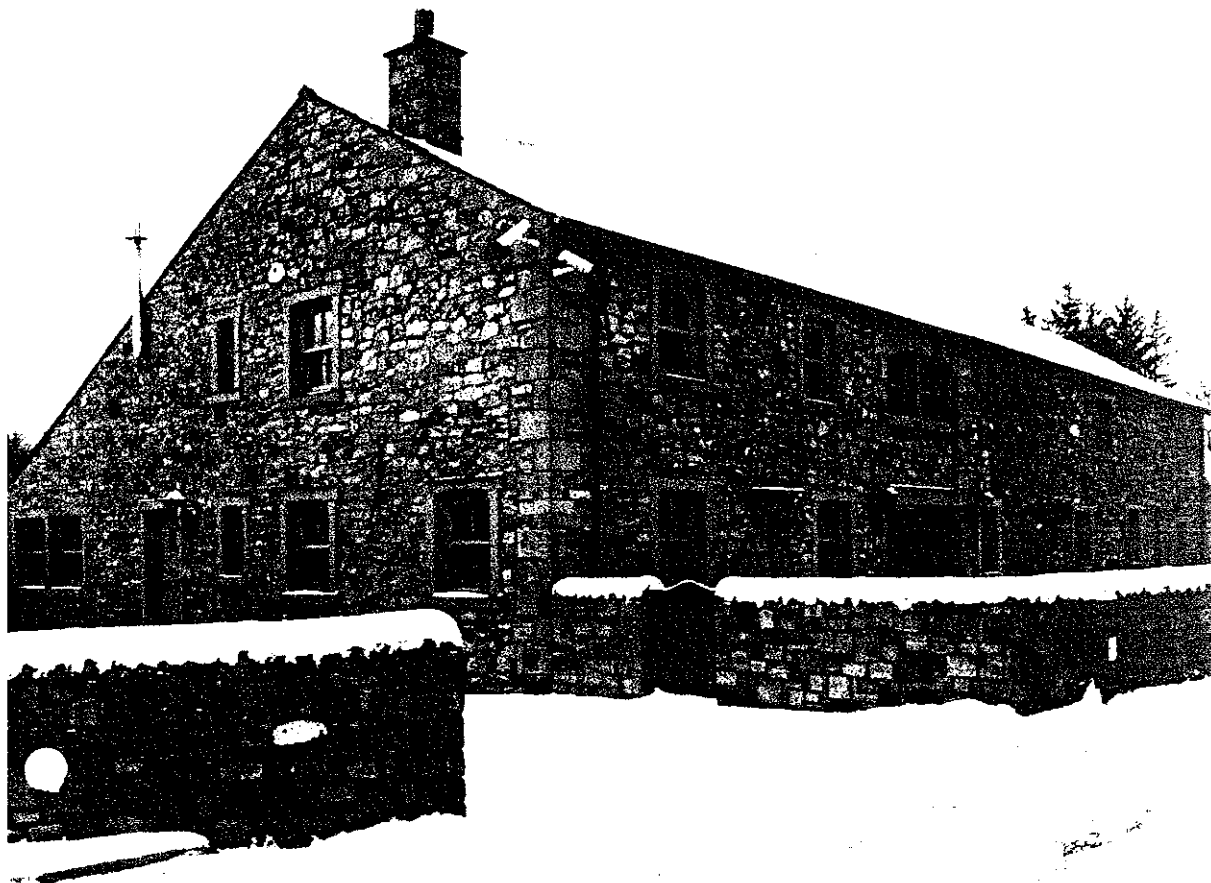
- Large new openings, including 'cant' doorways on opposite long side elevations
- Regularly sized and arranged windows, some of suburban character.
- Significant amounts of rebuilding.
- Window to wall ratios far in excess of those sought at Lawson House Barns.

The examples shown will have been dealt with by a variety of officers, but all under the aegis of Ribble Valley Council.

The applicant for the Lawson House Barns does therefore expect a consistent approach on the subject of new openings, especially when the principles of conversion to one or two dwellings has been previously approved.



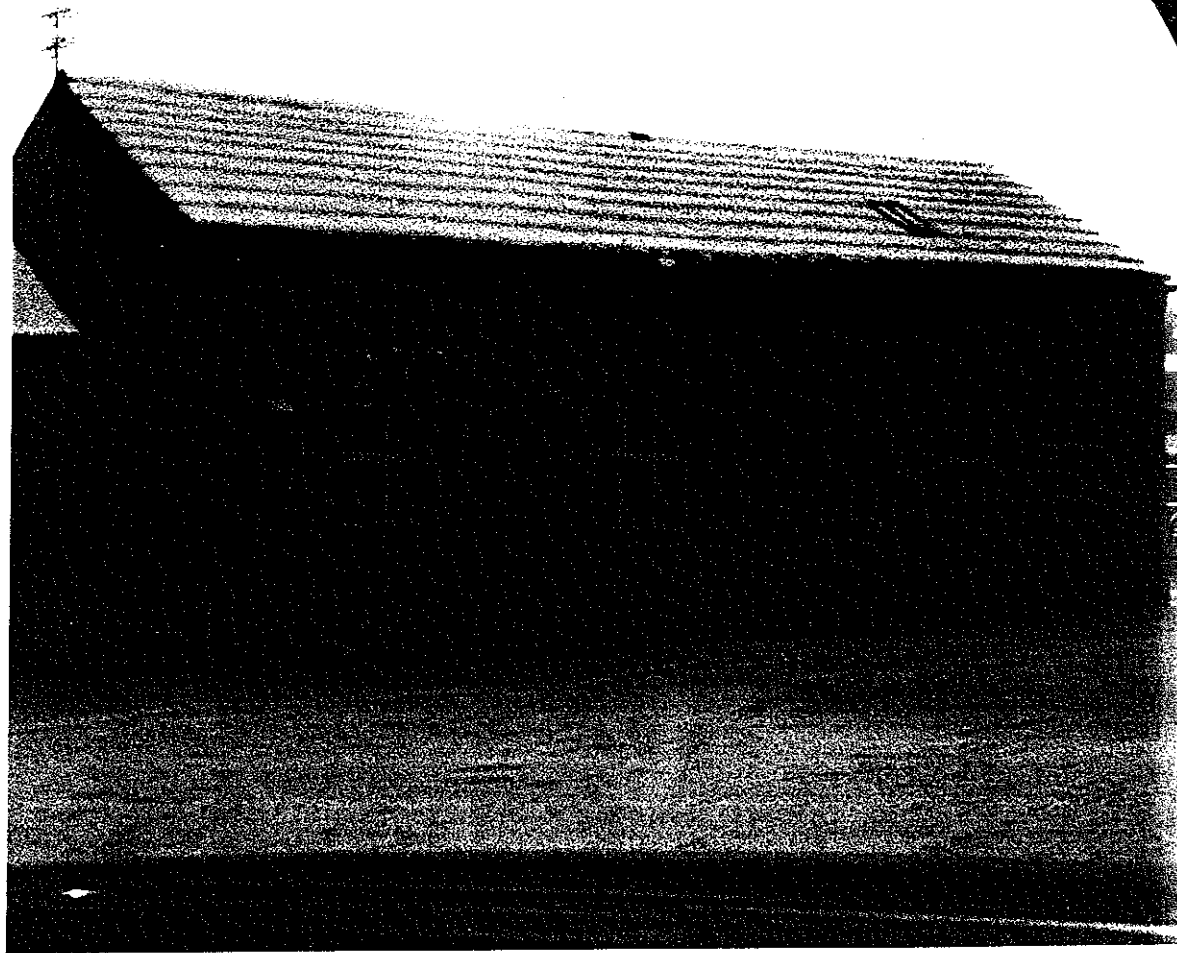
BRICK IN 1875 NEWTON village Centre
 several new regularly spaced new windows on both stories.



BRICK IN 1875 NEWTON village Centre
 larger and wider than the 1875 version, addition of chimney stack



REDHILL GATE BARN BULTON E./BOWLAND
Multiple new windows to east and south front

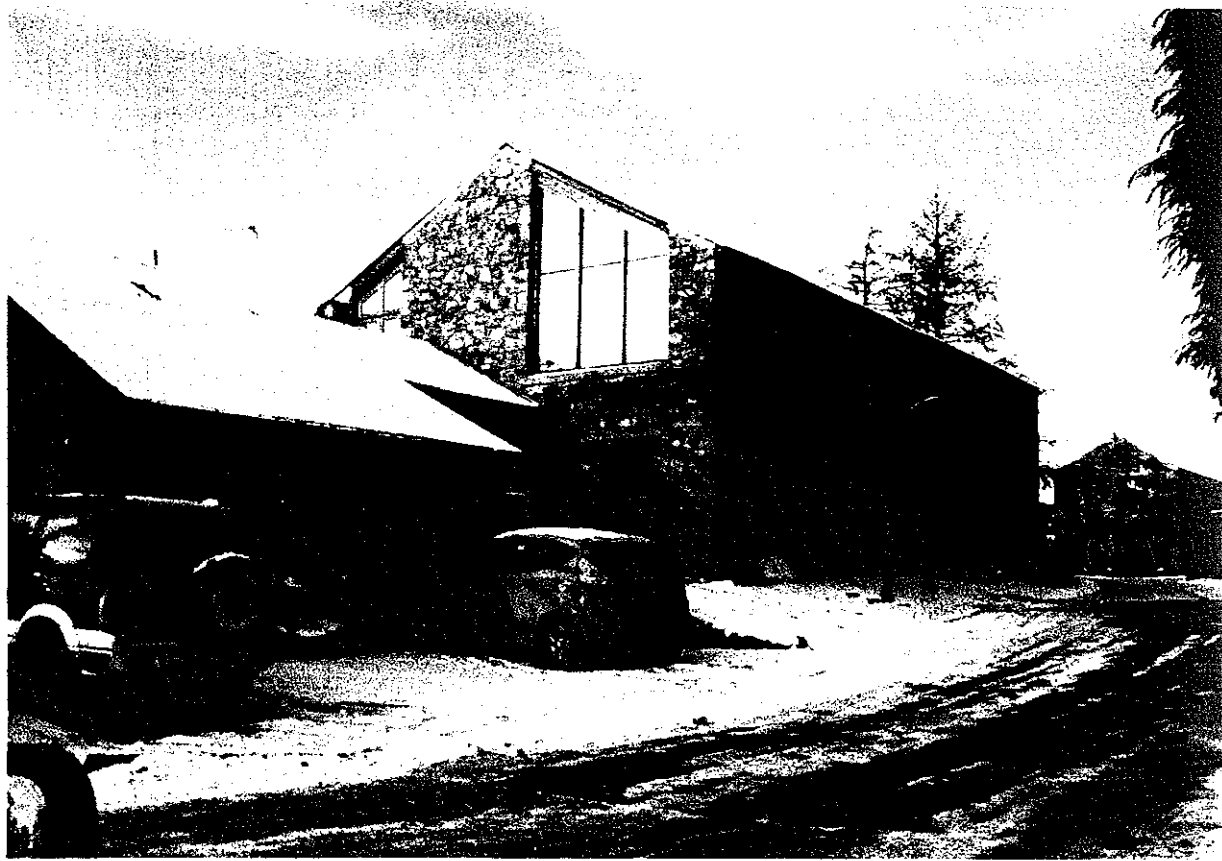


BRIDGE FARM DAIRY SAWLEY
 several new windows in a small conversion



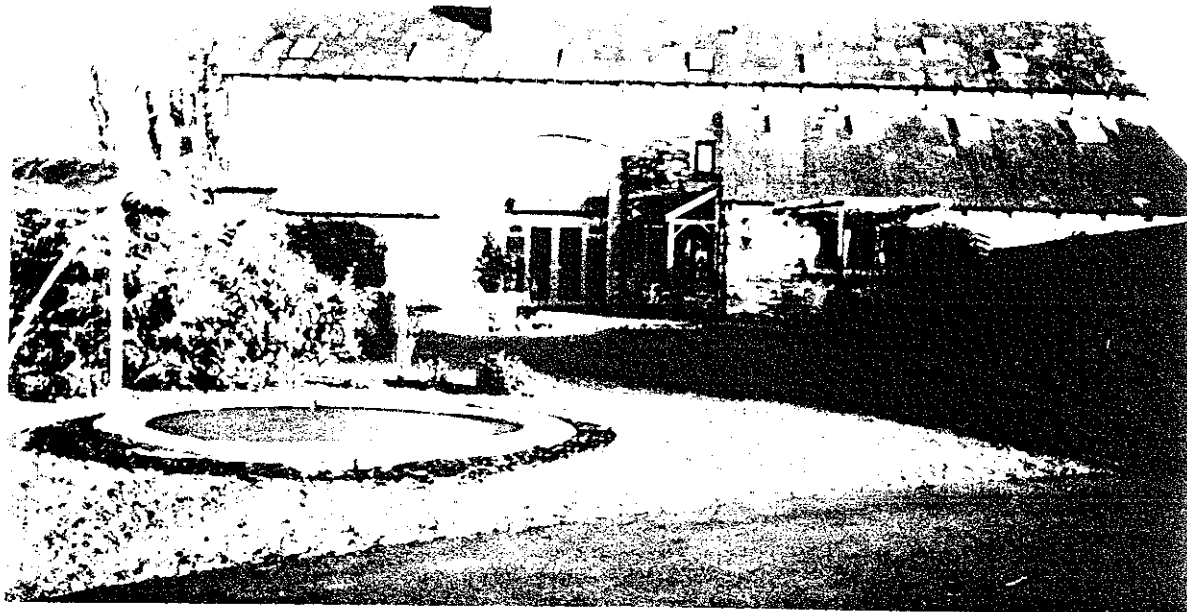
RYEPHILL GATE
 8 new windows with white frames, 2 new windows
 regular new windows, for last 20 years, treatment

320110729P



NORTH BARN GRINDLETON

Major new glazed openings and lower windows on a principal gable elevation



GREENHEAD FARM SAWLEY

Significant number of run down door and window openings
 Front and rear east doorways to a single barn
 High number of roof windows

320110729P



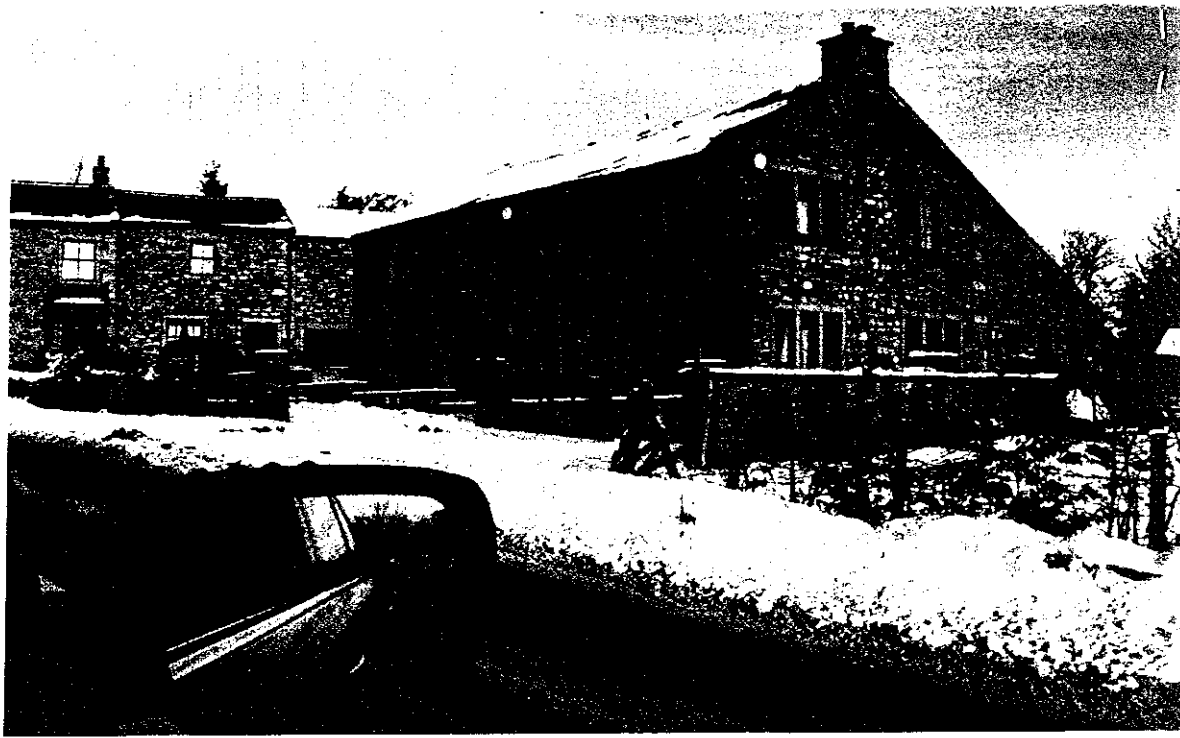
CAUSEWAY BARN GRINDLETON

Significant new twin light windows in regular arrangement, neither aligning with those on adj house nor replicating them



CHAPEL LAITHK CHATBURN

Regular new twin light windows
Over-sized new arch head openings
Apparent significant redundancy



BOOCKERS EARN · Waddington Fell Road

Significant number of regular new windows on both storeys on adjoining elevations.



SPREAD EAGLE BARN · SAWLEY

Significant number of new openings on both storeys.

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HERITAGE STATEMENT

Lawson House Farm, Bottom by Bowland Road, Sawley

Lawson House Farm is within Ribbles Valley AONB - a group of redundant agricultural buildings on the east facing slope of the valley, some 300 metres west of the Bottom by Bowland Road in the valley bottom.

The nearest neighbouring farm is about 0.5 km away, Lawson being one of a series from Hill House to the south, with Rodhill Gate, Hague and Fat Hill to the north.

The Lawson House group comprises:

- Late Victorian farmhouse - originally a much smaller cottage but extended over 1 and 2 storeys into an 'L' shaped building at the head of the farm yard. Some of the more recent windows are inappropriately proportioned.
- To the north east two large late Victorian barns sharing a long sidewall, gables to east + west with central valley, cart doorway to south, other doorways to north, two types of timber roof trusses. There are various other window and door openings demonstrating the various farm uses the barns have been adapted to.
- Ca 1940 single storey shippon as a lean-to off the northern side of the barn.
- Ca 1950 to 1960 further attached shed off the shippon, and other steel/timber framed animal shelters/poultry sheds/ implement sheds, all with sheeted roofs.
- Ca 1970 concrete slab + walls silage storage, open, to north west.

None of the buildings have any specific historic or architectural interest, but through their height and massing the two stone barns dominate the group.

The more recent surrounding sheds detract from the original group and the wider setting in the AONB.

The farm is surrounded by 98 acres of pasture land, with some shelter belt trees on the rising ground to the west.

The buildings are publicly visible from Bolton by Bowland Road but only at a distance of 300m, and at closer quarters from the network of farm tracks and footways around the farm.

Farm use ceased some years ago at the death of the farmer Mr. Porter.

Full planning consent already exists for the conversion of the main barns to two dwellings and one dwelling. The current application seeks to make some modifications to the latter approval, particularly in the treatment of the shippon roof.

In architectural terms, the lean-to shippon was an insensitive addition, with a low pitched sheeted roof which projects west and east beyond the barn gables under a monopitch roof form.

The proposals continue to remove the central section of the shippon to reveal the original northern elevation of the barn, and to convert the remaining eastern + western sections. A new gabled roof form is proposed, with a pitch to match the barns, and no significant increase in height. This is not major rebuilding - the original gable lines remain, and the shippon will be further integrated into the group by over cladding in reclaimed stone walling to match the main barns.

The proposed conversion works retain the appearance of the building as 'agricultural'. New openings are kept to a minimum, commensurate with window/floor space ratios demanded by Building Regulations, and using all existing openings as fully as possible. A new north facing 'cart doorway' is proposed, a feature that would be expected on the barn elevation facing the pasture land, and not unusual in the district.

All the proposals have included, and continue to include the removal of all of the unsightly recent shed andilage store, to significantly reduce the built footprint of the group, to improve the appearance of the older remaining buildings and the wider landscape.

The existing driveway is in good condition with gentle gradient. Improvements to the access of the Bolton by Bowland Road are proposed - all as previously approved. These do not detract from the setting of the farm.

Some new tree planting is proposed in the manner of that existing - as developed 'hedgerows', along the driveway, and in small groups around the buildings, intended to 'soften' the setting, not to fully obscure it from view.

The latest application builds upon the consents already granted, to make a viable new use for the original buildings, improving the general setting, and making the best possible architectural improvements to maintain a traditional farm group.

This statement should be read in conjunction with JW drawing nos 2217.1, 8 and 9, Engineer Report & photographs and the Design and Access Statement.

JPMR Wharton
Architect
September 2011