



RIBBLE VALLEY
BOROUGH COUNCIL

28 SEP 2011

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110789P

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

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

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	D	Surname:	Barnes	
Company name:						
Street address:	C/o Agent			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:				Fax number:		
County:				Email address:		
Country:						
Postcode:						

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Kinder	
Company name:	Reedley Town Planning					
Street address:	2 Reedley Business Centre Redman Road			Country Code	National Number	Extension Number
	Reedley			Telephone number:	01282834834	
				Mobile number:		
Town/City:	Burnley			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	BB10 2TY			planning@reedley.co.uk		

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Conversion of Barn to form a residential dwelling

Has the development or work(s) already started?

☐ Yes ☒ No

4. Site Address Details

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

House:

Suffix:

House name:

SOUTH BARN, BASHALL HALL

Street address:

TWITTER LANE

BASHALL EAVES

Town/City:

CLITHEROE

County:

Postcode:

BB7 3LQ

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

Easting:

371080

Northing:

442347

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Demolition

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

☒ Yes ☐ No

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

What is the total volume of the listed building?

2410.0000 m³

What is the volume of the part to be demolished?

0.0000000 m³

What was the date (approximately) of the erection of the part to be removed?

Month: Year: 1900

(Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Please see attached documents

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

Please see attached documents

10. Listed building alterations

- Do the proposed works include alterations to a listed building? ☒ Yes ☐ No
- If Yes, will there be works to the interior of the building? ☒ Yes ☐ No
- Will there be works to the exterior of the building? ☒ Yes ☐ No
- Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No
- Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

BARN/19 Dwg1
BARN/19 Dwg2
BARN/19 Dwg3
BARN/19 Dwg4
BARN/19 Dwg5
BARN/19 Dwg6

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11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building? ☐ Don't know ☐ Yes

☒ No

12. Immunity from Listing

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

☐ Yes ☒ No

13. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	4	4
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

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

External walls - add description

Description of *existing* materials and finishes:

Natural stone

Description of *proposed* materials and finishes:

As existing

Roof covering- add description

Description of *existing* materials and finishes:

Grey Slate

Description of *proposed* materials and finishes:

As existing

Chimney - add description

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

14. Materials (continued)

Windows - add description

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

As existing

External doors - add description

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

As existing

Ceilings - add description

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

N/a

Rainwater goods - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Cast Iron effect Aluminium

Boundary treatments - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

as drawings

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Lime stone chippings

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

BARN/19 Dwg1
BARN/19 Dwg2
BARN/19 Dwg3
BARN/19 Dwg4
BARN/19 Dwg5
BARN/19 Dwg6
DAS
Historic Building Record
Heritage Statement
Bat Survey

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☒

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

16. Assessment of Flood Risk

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

☐ Yes

☒ No

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

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

☐ Yes

☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes

☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

17. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

☐ Yes, on the development site

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

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

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

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

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

☒ No

18. Existing Use

Please describe the current use of the site:

Redundant Farm Building

Is the site currently vacant?

☒ Yes

☐ No

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

Redundant Farm Building

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

Does the proposal involve any of the following?

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

Land which is known to be contaminated?

☐ Yes

☒ No

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

☐ Yes

☒ No

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

☐ Yes

☒ No

19. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes

☒ No

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

☐ Yes

☒ No

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

20. Trade Effluent

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

☐ Yes

☒ No

21. Residential Units

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

☒ Yes

☐ No

21. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

22. All Types of Development: Non-residential Floorspace

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

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	386.4	386.4	0.0	-386.4
Total		386.4	386.4	0.0	-386.4

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

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

23. Employment

If known, please complete the following information regarding employees:

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

24. Hours of Opening

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

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

25. Site Area

What is the site area?

00.19

hectares

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26. Industrial or Commercial Processes and Machinery

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

N/A

Is the proposal for a waste management development?

☐ Yes☒ No**27. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes☒ No**28. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent☐ The applicant☐ Other person**29. Certificates (Certificate A)****Certificate Of Ownership - Certificate A**

Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr

First name: A

Surname: Kinder

Person role: Agent

Declaration date: 20/09/2011



Declaration made

29. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration**

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

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

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

Notice recipient				Date notice served
Name:	N/A			
Number:		Suffix:		
Street:				
Locality:				
Town:				
Postcode:				

Title: Mr

First Name: A

Surname: Kinder

Person role: Agent

Declaration date: 20/09/2011



Declaration Made

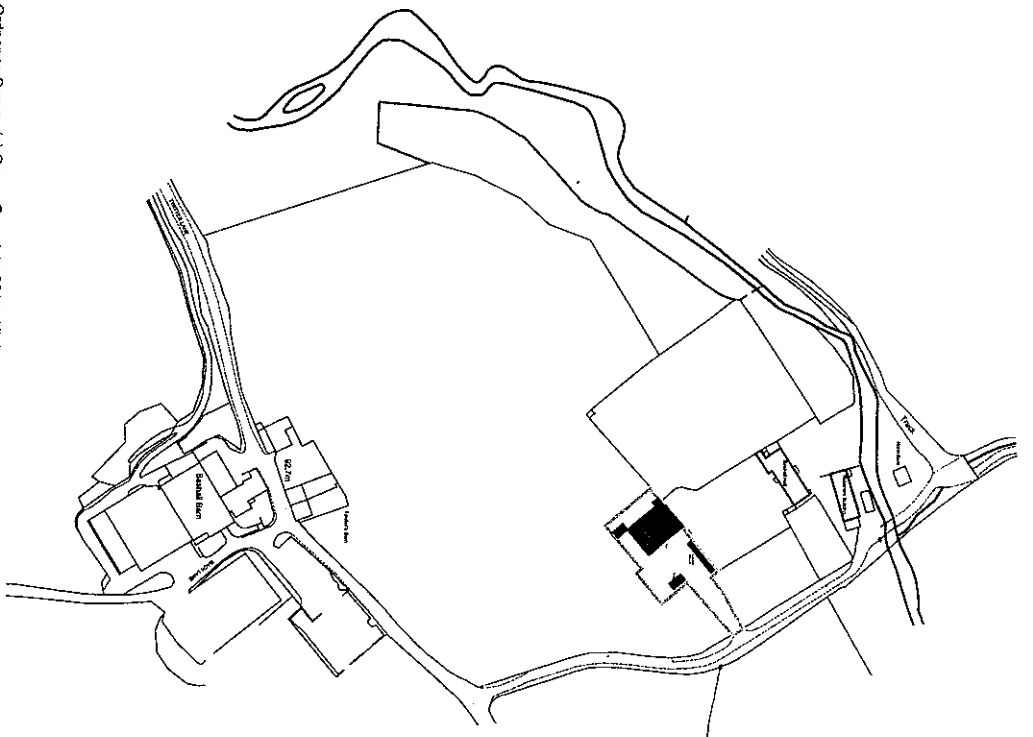
30. Declaration

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



Date: 20/09/2011

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Location Plan: 1:2500
Site Area - 0.19 Hectares
0.47 Acres

Reedley

Chartered Town Planning &
Architectural Consultancy

2 Reedley Business Centre, Redman Road
Reedley, Burnley, Lancashire, BB10 2TY

Tel: 01282 834834 Fax: 01282 451666
email: planning@reedley.co.uk

Title: Proposed Conversion

South Barn
Bashall Hall, Bashall Eaves
Clitheroe

LOCATION PLAN

Project No: BARN/19 Dwg 01

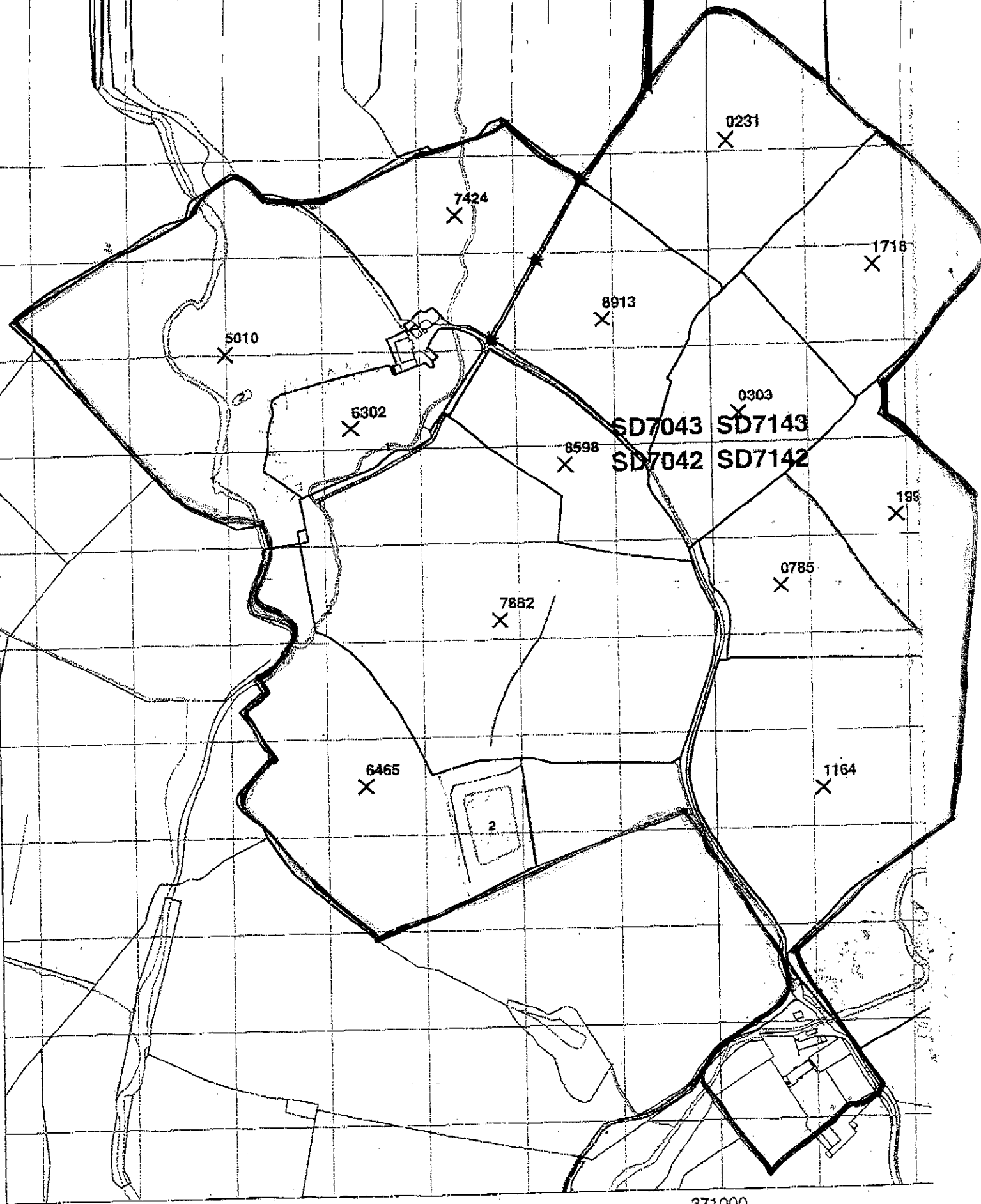
Scale: 1:2500

Date: 24.08.11

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[*]



442300

370500

371000

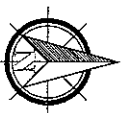
The site plan illustrates the layout of the Bashall Hall Farmstead. Key features include:

- Bashall Hall**: Located at the top right of the plan.
- Midden to remain as existing**: A large rectangular feature in the upper center.
- Covered Midden**: A smaller rectangular feature below the main midden.
- Dry stone wall to remain as existing**: A long wall running along the bottom edge.
- Stable to remain as existing**: A small rectangular building near the bottom center.
- South Barn**: A large central building with internal divisions.
- Barn**: A smaller building adjacent to the South Barn.
- Modern extension to be removed**: A rectangular area at the top left.
- Listed wall to be unaltered**: A wall section between the modern extension and the barn.
- Dry stone retaining wall**: A wall section on the left side.
- Outbuilding to be removed**: A small rectangular building on the far left.
- 4 Car Parking Spaces (2400 x 4800)**: An area labeled "1400 High wire mesh fence" located at the bottom left.
- General Notes**: Indicate "Solutions with 10' minimum setbacks" and "Setbacks".

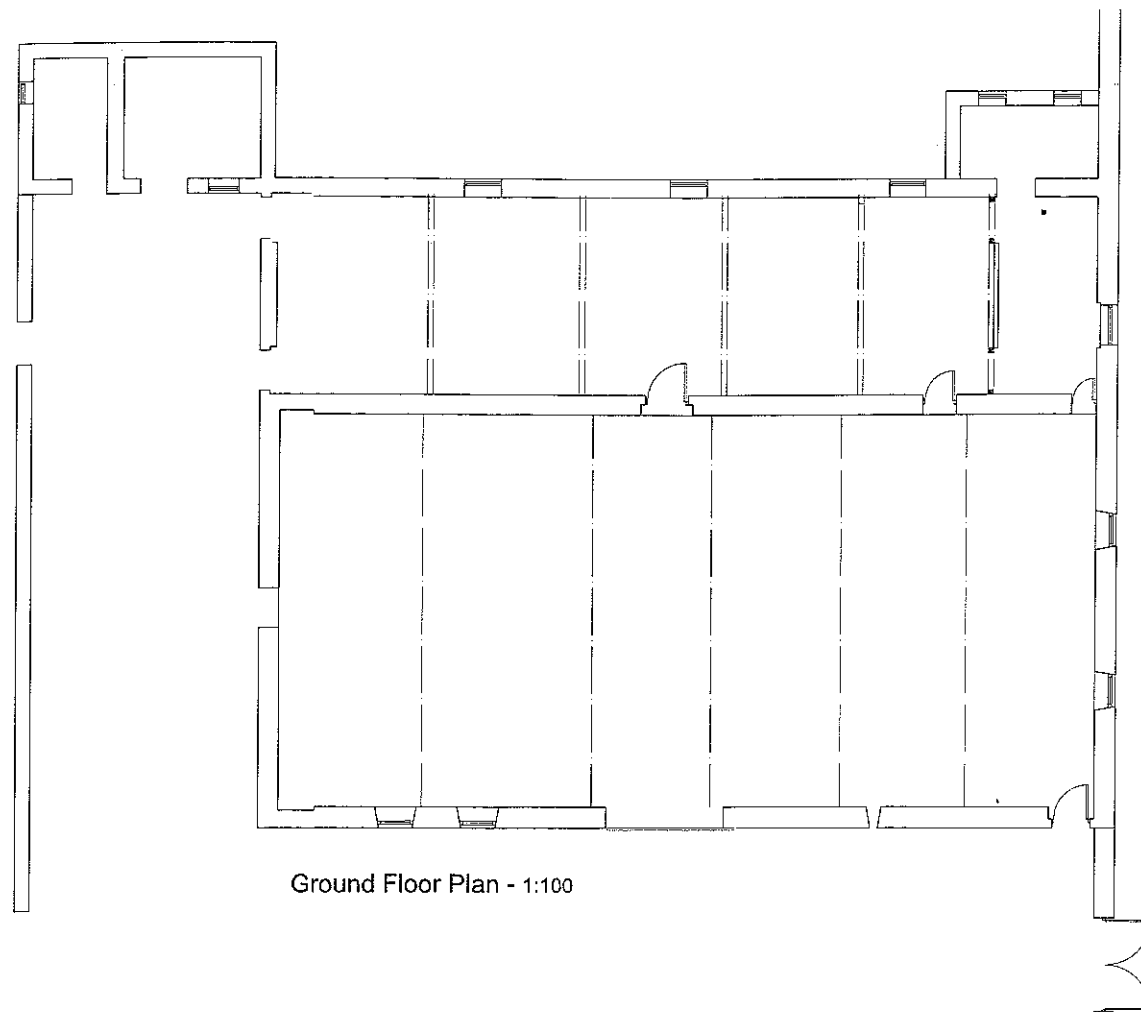
A north arrow is located in the bottom left corner, pointing towards the top of the page. The scale is given as Site Plan: 1:500, Site Area - 0.19 Hectares, 0.47 Acres.

Tel: 01282 834834 **Fax:** 01282 451666
eMail: planning@reedley.co.uk

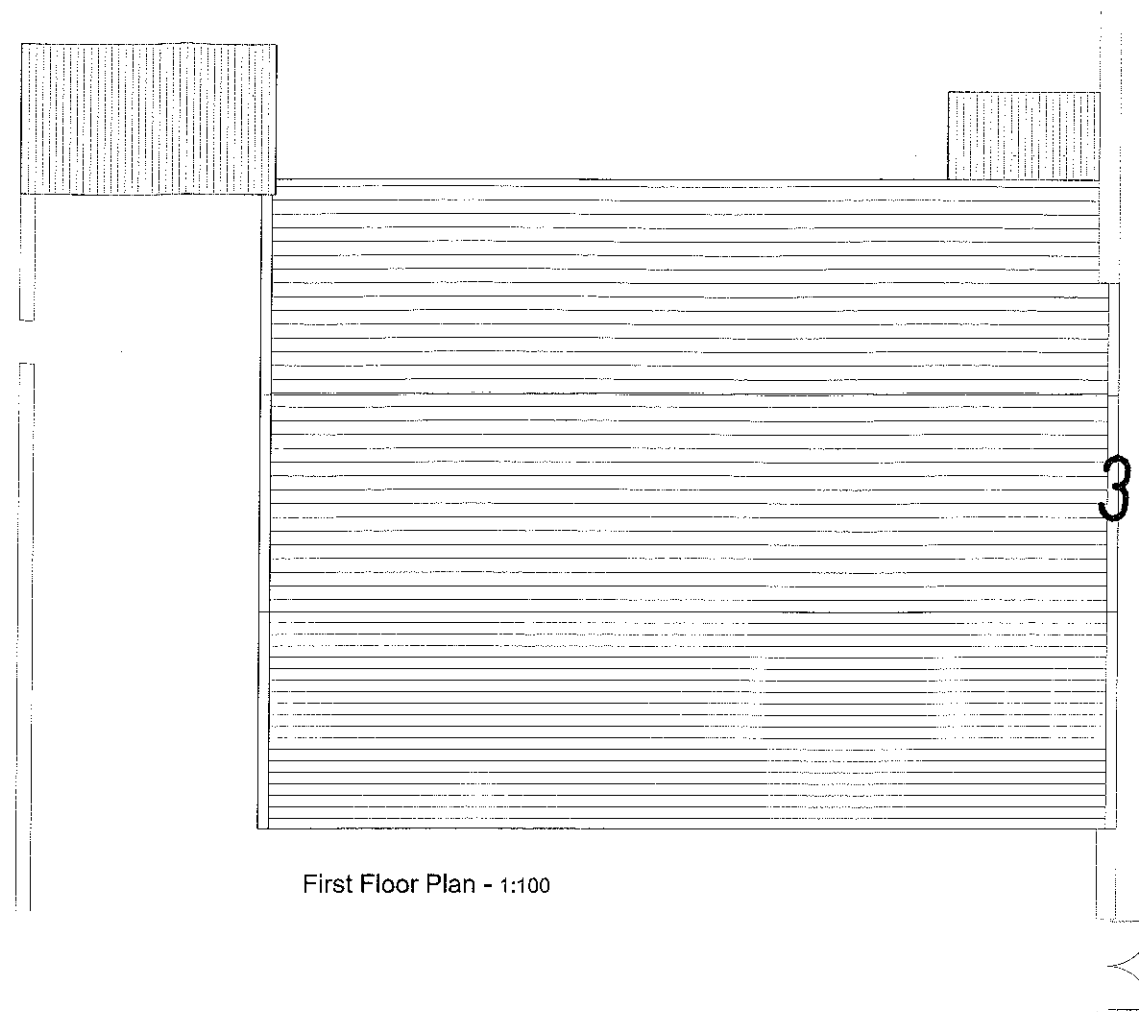
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Site Plan: 1:500
Site Area – 0.19 Hectares
0.47 Acres



Ground Floor Plan - 1:100



First Floor Plan - 1:100

320110789P

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices

All work and materials should comply with Health and Safety legislation

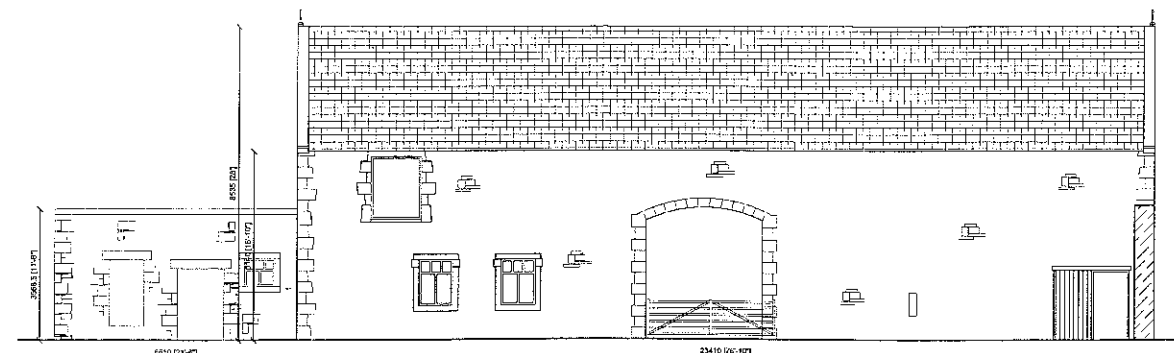
All work and materials to be approved by the District Authority Building Control Officer

All dimensions are in millimetres unless where explicitly shown otherwise

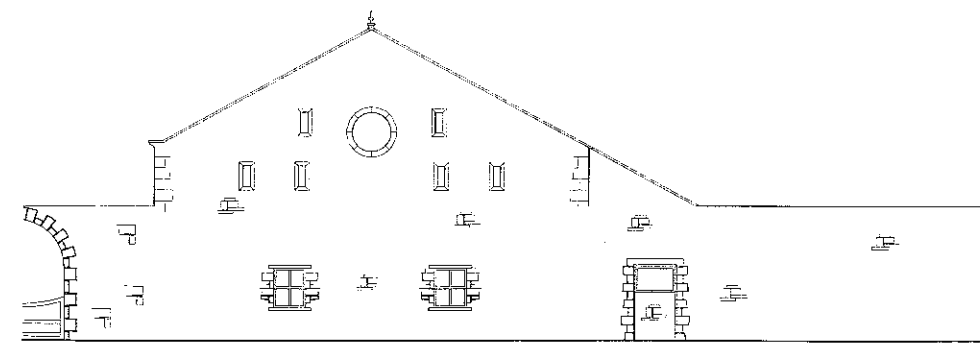
The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies

Do not scale off the drawings if in doubt ask.

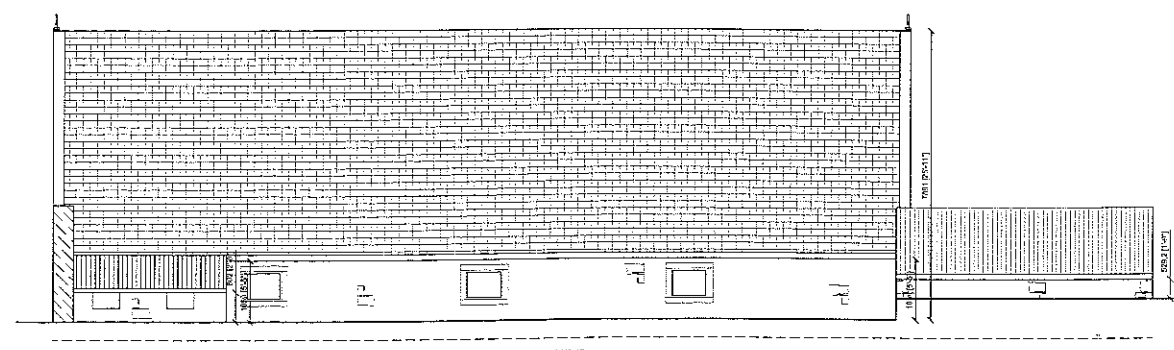
Reedley Chartered Town Planning & Architectural Consultancy are not liable for any work undertaken prior to Full Planning Consent and or Building Regulations Approval



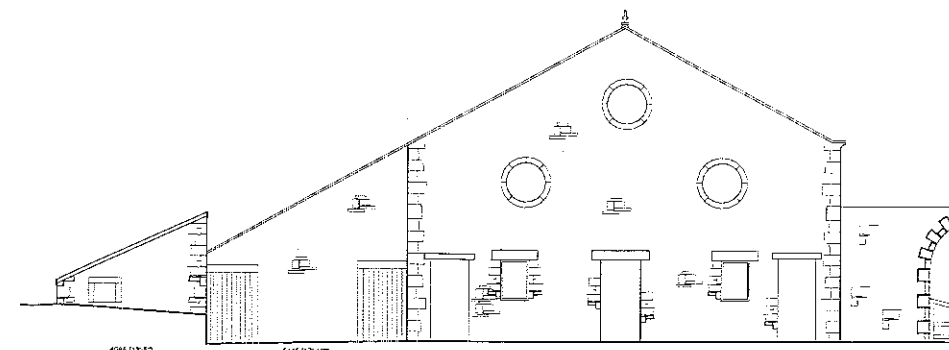
East Elevation - 1:100



North Elevation - 1:100



West Elevation - 1:100



South Elevation - 1:100

Reedley

Chartered Town Planning & Architectural Consultancy

2 Reedley Business Centre, Redman Road
Reedley Burnley Lancashire BB10 2TY

Tel: 01282 834834 Fax: 01282 451666
eMail: planning@reedley.co.uk

Title: Proposed Conversion
South Barn
Bashall Hall Bashall Eaves
Ciltheroe

EXISTING PLANS AND ELEVATIONS
SOUTH BARN

Project No: BARN/19 Dwg 03 Drawn: RJ

Client: Mr David Barnes

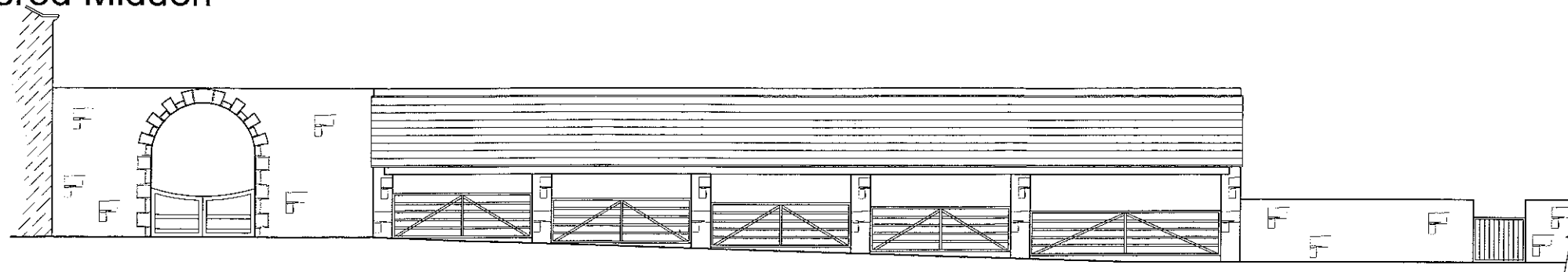
Date: 24.08.11 Scale: 1:100

Amendments:

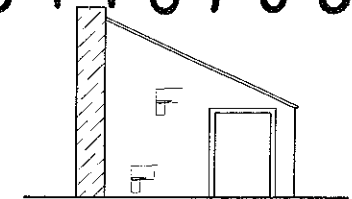
The floor plan shows a large rectangular room with a central vertical corridor. On the left side, there is a curved wall and a small rectangular area. On the right side, there is a small rectangular area. The plan is labeled '1' in the bottom right corner.

The diagram shows a rectangular structure. The top portion is filled with horizontal hatching. The bottom portion is divided into three vertical zones. The leftmost zone is labeled '1a', the middle zone is labeled '1b', and the rightmost zone is labeled '1c'.

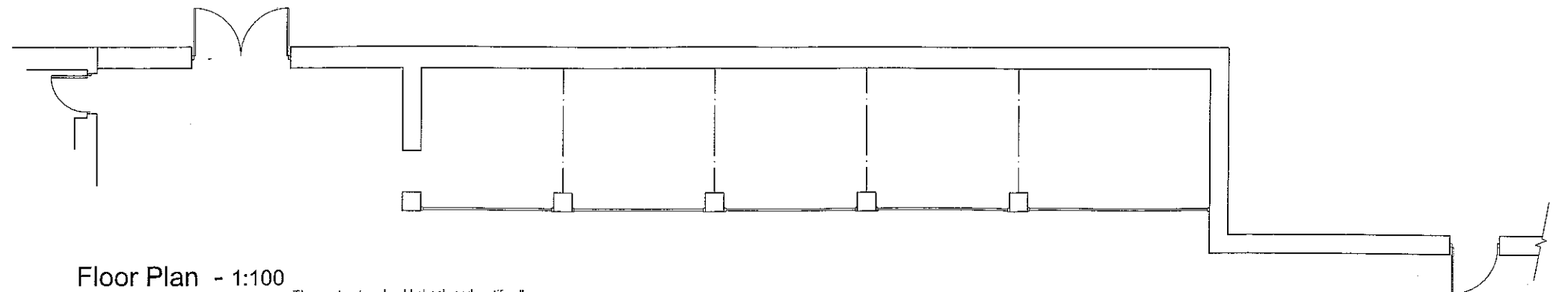
Covered Midden



320110789P



North Elevation - 1:100



Notes:

All dimensions are in millimetres unless where explicitly shown otherwise

Tel: 01282 834834 Fax: 01282 451666
eMail: planning@reedley.co.uk

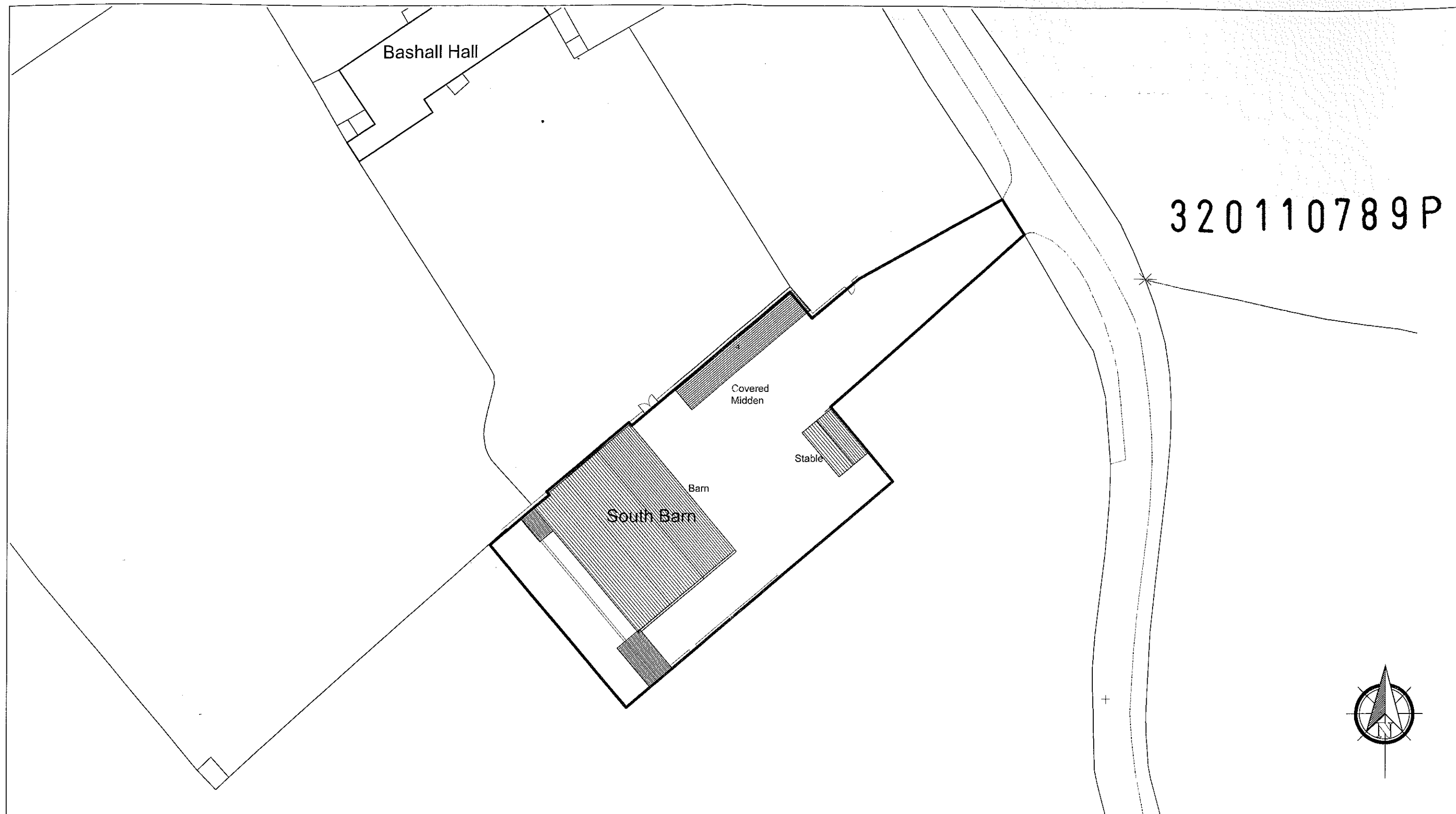
EXISTING PLANS AND ELEVATIONS
STABLE / MIDDEN

Drawn: RJ

Client: Mr David Barnes

Scale: 1:100

Amendments:



Reedley

Chartered Town Planning &
Architectural Consultancy

2 Reedley Business Centre, Redman Road
Reedley, Burnley, Lancashire, BB10 2TY

Tel: 01282 834834 Fax: 01282 451666
eMail: planning@reedley.co.uk

Title: Proposed Conversion
South Barn
Bashall Hall, Bashall Eaves
Clitheroe

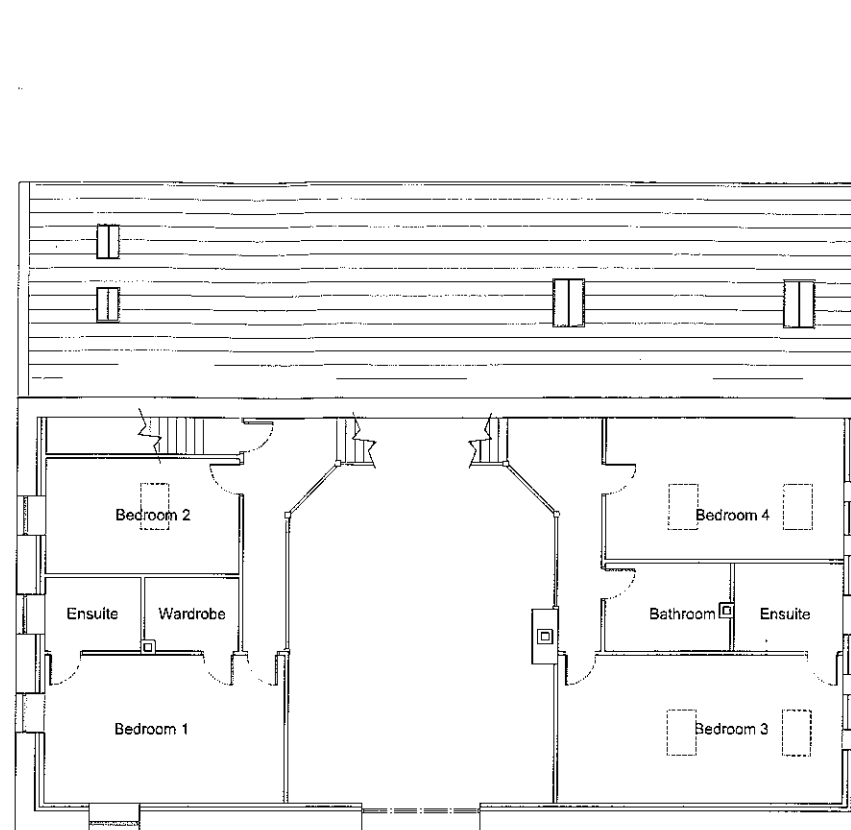
EXISTING SITE PLAN

Project No: BARN/19 Dwg 02

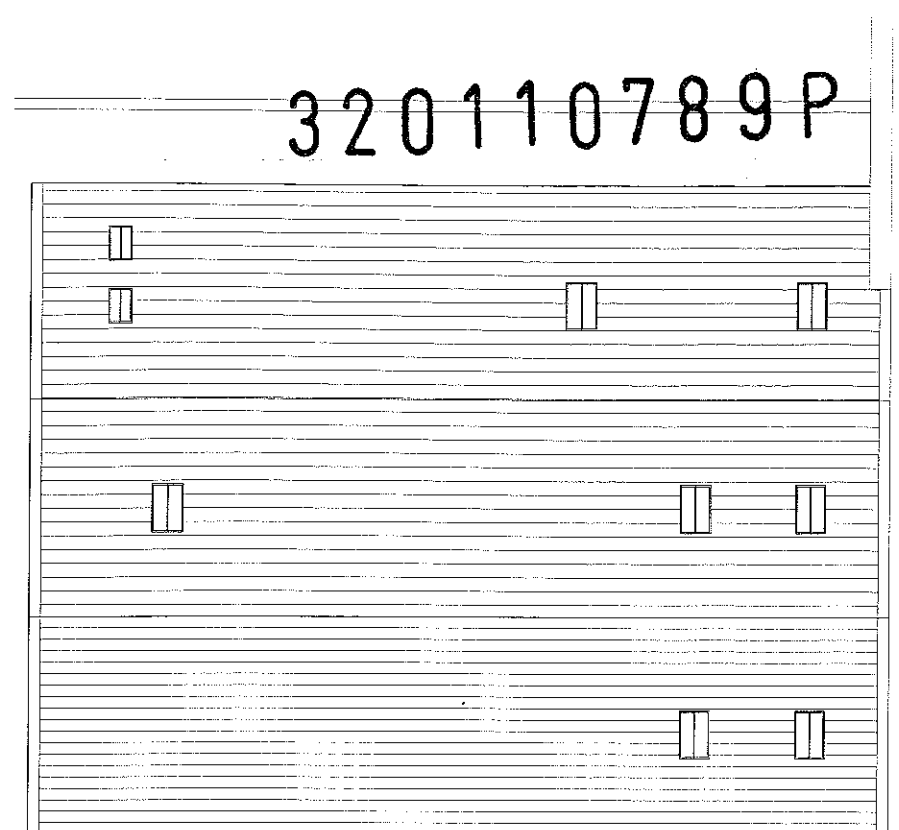
Scale: 1:500

Date: 24.08.11

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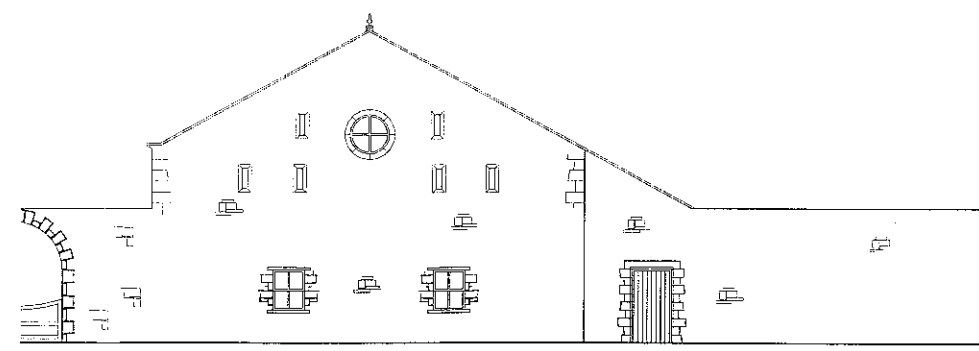


Ground Floor Plan - 1:100

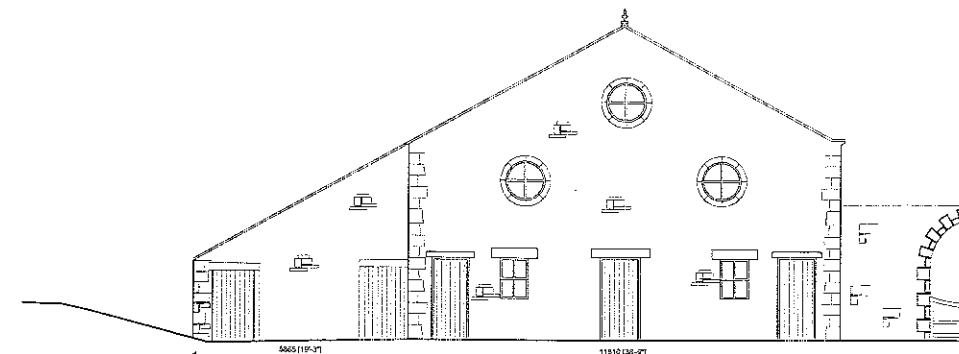


Roof Plan - 1:100

Reedley Chartered Town Planning & Architectural
Consultancy are not liable for any work undertaken
prior to Full Planning Consent and or Building
Regulations Approval



North Elevation - 1:100



South Elevation - 1:100

Amendments: