



28 SEP 2011

320110796 P

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

2 Agent Name and Address

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

3 Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: HIGHER GAZEGILL FARM

Address 1: DANCER LANE

Address 2: RIMINGTON

Address 3:

Town: CLITHEROE

County:

Postcode (optional): BB7 4EE

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

Easting: Northing:

Description:

4 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:

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:

PROPOSED CONVERSION AND EXTENSION OF FARM INTO BARN
INCLUDING CONVERSION OF OUTBUILDINGS

Reference number:

3/2008/0645

Date of decision (DD/MM/YYYY):

23 October 2008

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

APPLICATION FOR PLANNING PERMISSION
AND LISTED BUILDING CONSENT.

Description Of Your Proposal (continued)

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

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):

PROPOSED CONVERSION AND EXTENSION OF FARM INTO BARN INCLUDING CONVERSION OF OUTBUILDINGS (LISTED BUILDING CONSENT).

Reference number:

3/2008/0646

Date of decision (DD/MM/YYYY):

23 OCTOBER 2008

b) Conservation area consent (if applicable):

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
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:

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:

8. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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:

Date (DD/MM/YYYY):

p.p. *han*

26/09/11

(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:



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



11 Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

PP. *h...*

27/09/11

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:

01200 423178

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

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)

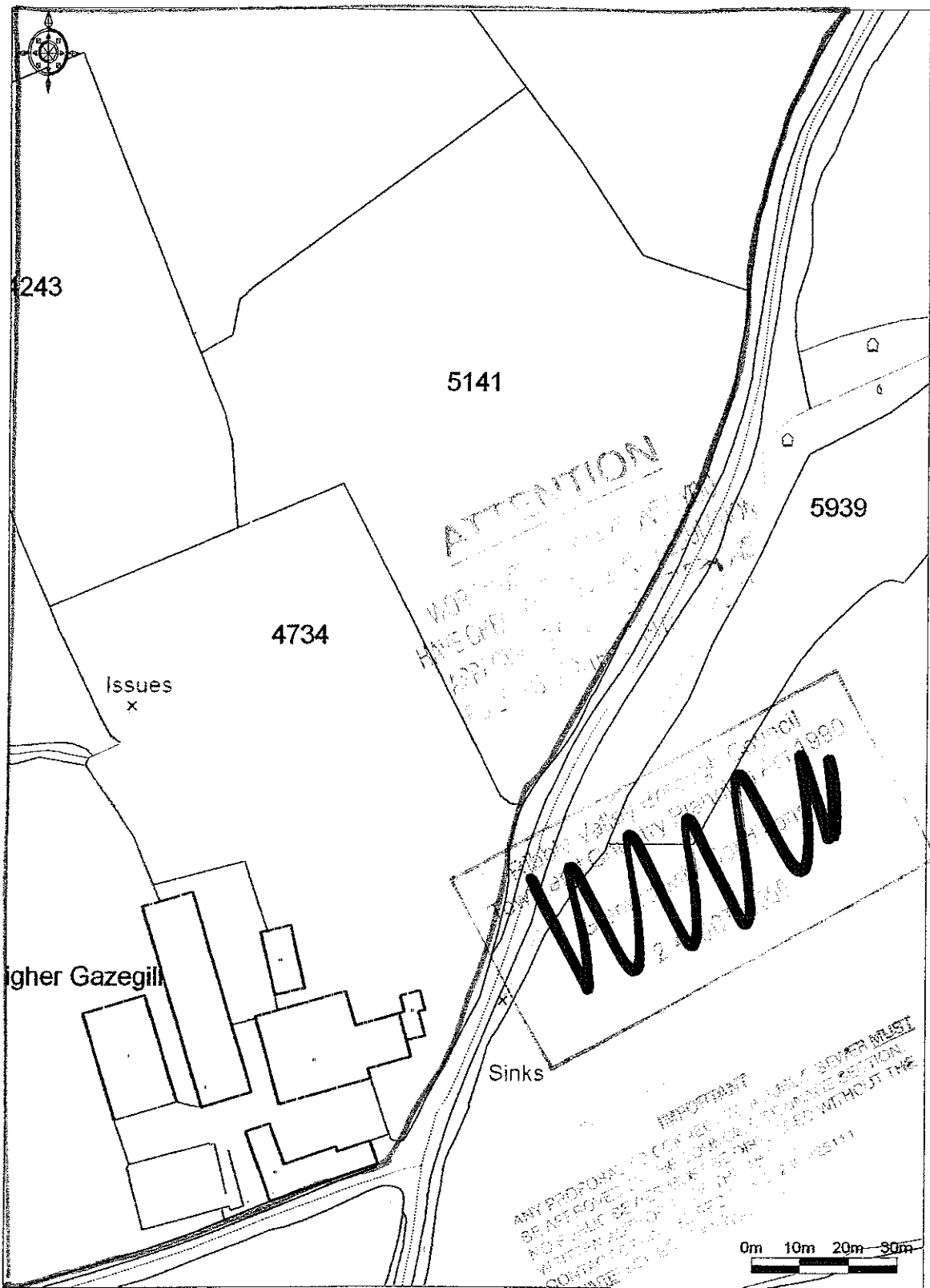
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

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Survey

© Crown Copyright 2008 All rights reserved Licence number 100020449 Plotted Scale - 1:1250

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HERITAGE STATEMENT

HIGHER GAZEGILL FARM, DANCER LANE, RIMINGTON

September 2011

EXISTING SITE AND KNOWN HISTORY

Higher Gazegill Farmhouse and barn adjoining to the west is a Grade II listed building, located off Dancer Lane, within the parish of Rimington. The farm is situated amongst open fields. The house and attached barn were built in the late 18th century; they are constructed from sandstone rubble and have a stone slate roof. The listing for the building reads as follows:-

House and attached barn, late C18th. Sandstone rubble with stone slate roof. Double-pile plan with central entry and end chimneys. 2 storeys, 2 bays. Windows tripartite with plain stone surrounds and square mullions. Door has plain stone surround and hood of 2 pitched stone slates. Front wall of barn has wide entrance with segmental arched head, a window to the right with plain stone surround, and 2 pitching holes under the eaves with plain stone surrounds.



Figure 1 and 2. South elevation of farmhouse (above) and adjacent barn (below).





Figure 3. South/west elevation of barn and house.

The building has not been inhabited since the previous owner, an elderly farmer died; this was prior to the planning application in 2008. Since then the building has fallen into serious disrepair, a tree is growing for the roof in one area, and extensive timber and plaster repair will be required because of severe dampness and likely dry and wet rot throughout the building. No internal decoration, wiring or plumbing work has been done for at least 40 – 50 years.

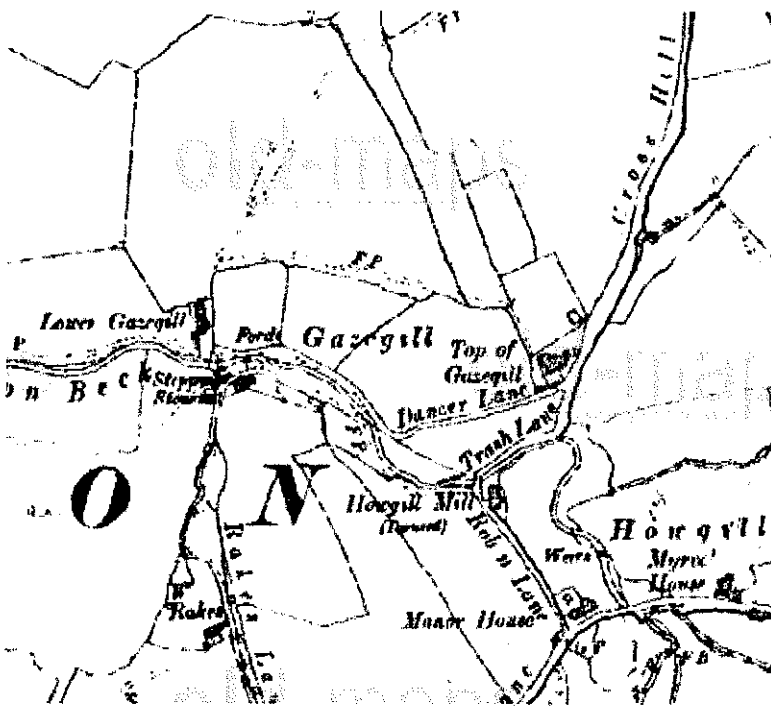


Figure 4 Map of Higher Gazegill Farm circa 1910, Higher Gazegill Farm is marked on the map as "Top of Gazegill".

JUSTIFICATION FOR THE PROPOSED WORKS

The proposed work to Higher Gazegill Farmhouse and adjoining barn is as follows:-

- completely refurbish the farmhouse, retaining the south elevation intact
- develop the adjacent barn as part of the house whilst retaining all existing openings
- lifting of the north and west side "cat slide" roof by 1m to create a more appropriate lean-to both in height and scale
- The only additional opening that is proposed is one high level window within the west gable of the barn.

The proposed works have been designed to ensure alterations to the fabric of the listed building are kept to a minimum, however in order to provide the client with a home to meet their families needs, some alterations have had to be made. These alterations are predominately internally, and the external appearance of the buildings will alter only slightly.

New windows will be recessed into the existing openings. The barn doors will be retained as weather protection for the glazed structural openings. All materials used will be sympathetic and will be re-used where possible. The proposed alterations will ensure the integrity of the listed building is preserved, because it will look largely unchanged externally, especially across the principle south elevation.

EVALUATION OF THE IMPACT OF THE SCHEME

Although the proposed scheme will have some negative impacts on the listed building, such as the loss of some of the historic fabric of the building, a compromise has to be made to ensure the future of the historic building can be secured. The future of the listed building will only be secured if a layout can be agreed on that meets the clients needs, along with the conservation officers. The proposed refurbishment of Higher Gazegill Farmhouse and the adjacent barn reflects this compromise; alterations to the appearance of the listed building externally have been kept to a minimum whilst some of the fabric of the listed building has been lost due to the proposed alterations. The refurbishment which will lead to the habitation of Higher Gazegill Farmhouse will ensure the listed building is safe from falling into disrepair for the foreseeable future at least.

LOUISE GILL