



RIBBLE VALLEY
BOROUGH COUNCIL

30 SEP 2011

For office use only

Application No

320110801P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Tel: 01200 425111

www.ribblevalley.gov.uk

FOR THE
ATTENTION OF

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

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: C	Surname: Garth-Jones		
Company name:		Country Code	National Number	Extension Number
Street address:		Telephone number:		
Halsteads Farm Rimington Lane Rimington				
Town/City:	Clitheroe	Mobile number:		
County:	Lancs	Fax number:		
Country:		Email address:		
Postcode:	BB7 4EA			

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

2. Agent Name, Address and Contact Details

Title: Mrs	First Name: Judith	Surname: Douglas		
Company name:		Country Code	National Number	Extension Number
Street address:		Telephone number:		
Janet Dixon Town Planners Ltd 10A Whalley Road			01200 425051	
Town/City:	Clitheroe	Mobile number:		
County:	Lancs	Fax number:		
Country:		Email address:		
Postcode:	BB7 1AW	Judith@jdixontownplanners.co.uk		

3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

Insertion of four roof lights

Has the work already started
without planning permission?

Yes No

4. Site Address Details

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

House: Suffix:
House name: HALSTEADS FARM
Street address: RIMINGTON LANE
RIMINGTON
Town/City: CLITHEROE
County:
Postcode: BB7 4EA

Description:

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

Easting: 380904
Northing: 446067

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes No

6. Pre-application Advice

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

Yes No

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

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. Materials

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

Windows - add description

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

Velux conservation roof light

Are you supplying additional information on submitted drawings or plans?

Yes No

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

Planning Design and Access Statement and Heritage Statement

Location Plan 1:1250

Existing and proposed front elevation 1:200

Existing and Proposed rear elevation 1:200

Details of Velux windows

10. Demolition

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

Yes No

11. Listed building alterations

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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):

Planning Design and Access Statement and Heritage Statement

Location Plan 1:1250

Existing and proposed front elevation 1:200

Existing and Proposed rear elevation 1:200

Details of Velux windows

12. 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

13. Immunity from Listing

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

Yes No

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)

The agent The applicant Other person

15. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under 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.

Title: First name: Surname:

Person role: Declaration date: Declaration made

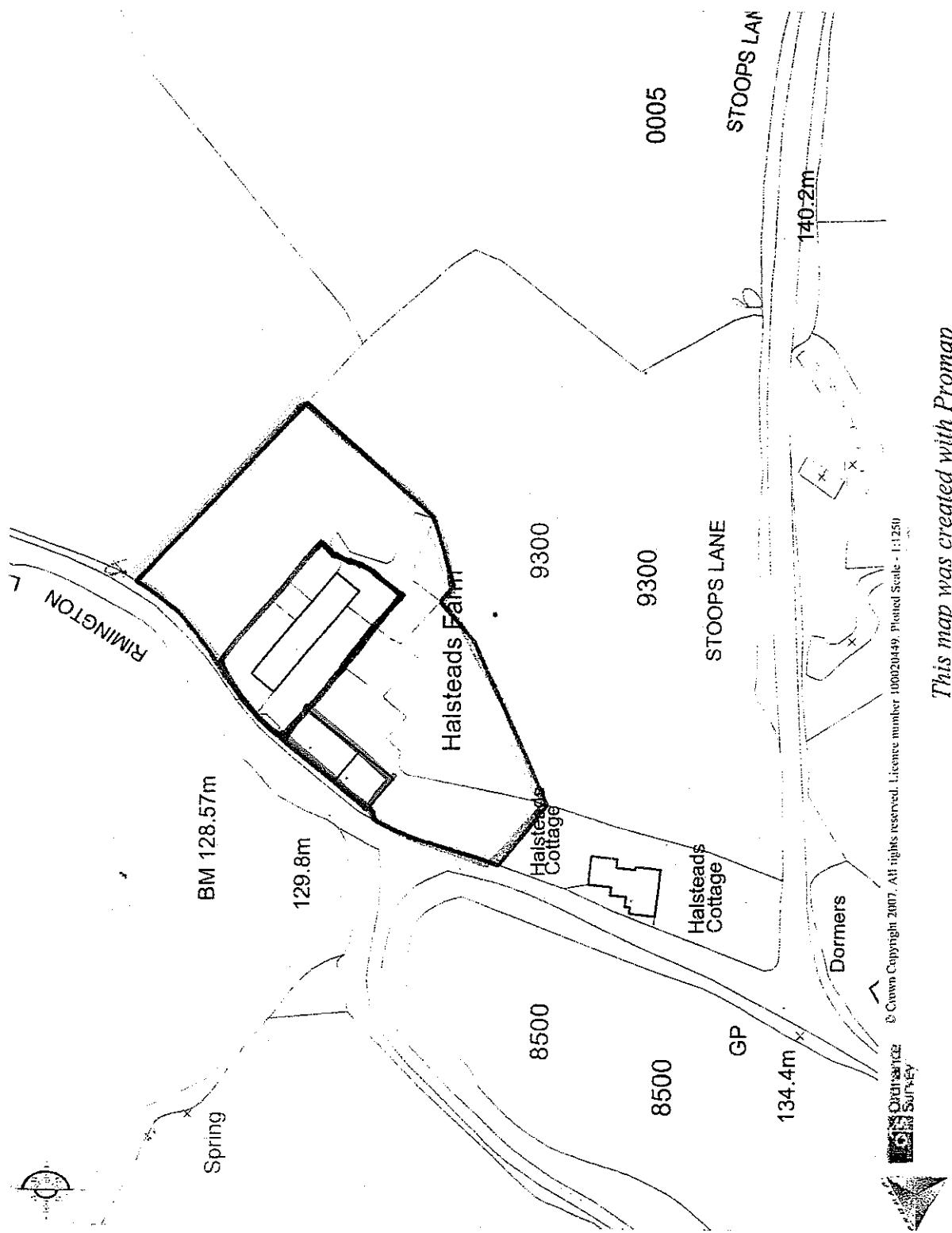
16. Declaration

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



Date

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**Proposed Insertion of
Roof Lights
Halsteads Farm
Rimington**

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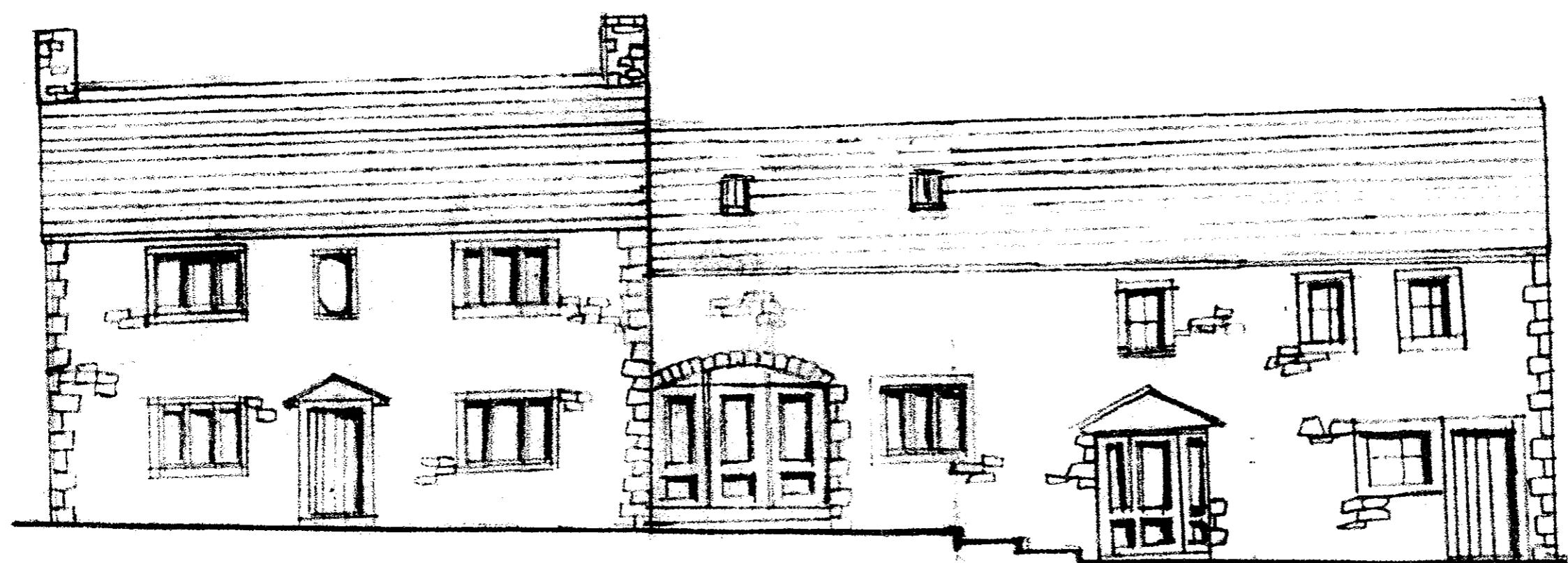
**Conservation roof light details for Velux Standard Conservation roof
light with single vertical glazing bar ref. CO4**

Dimensions 55cm x 98cm



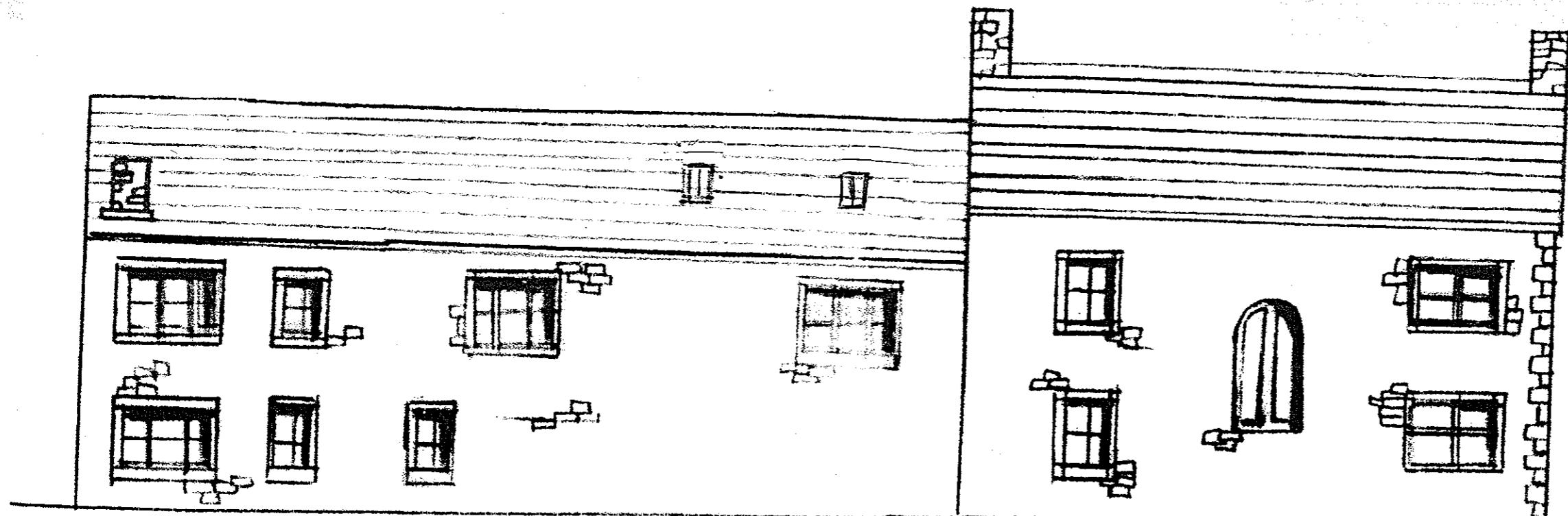


Existing Front Elevation

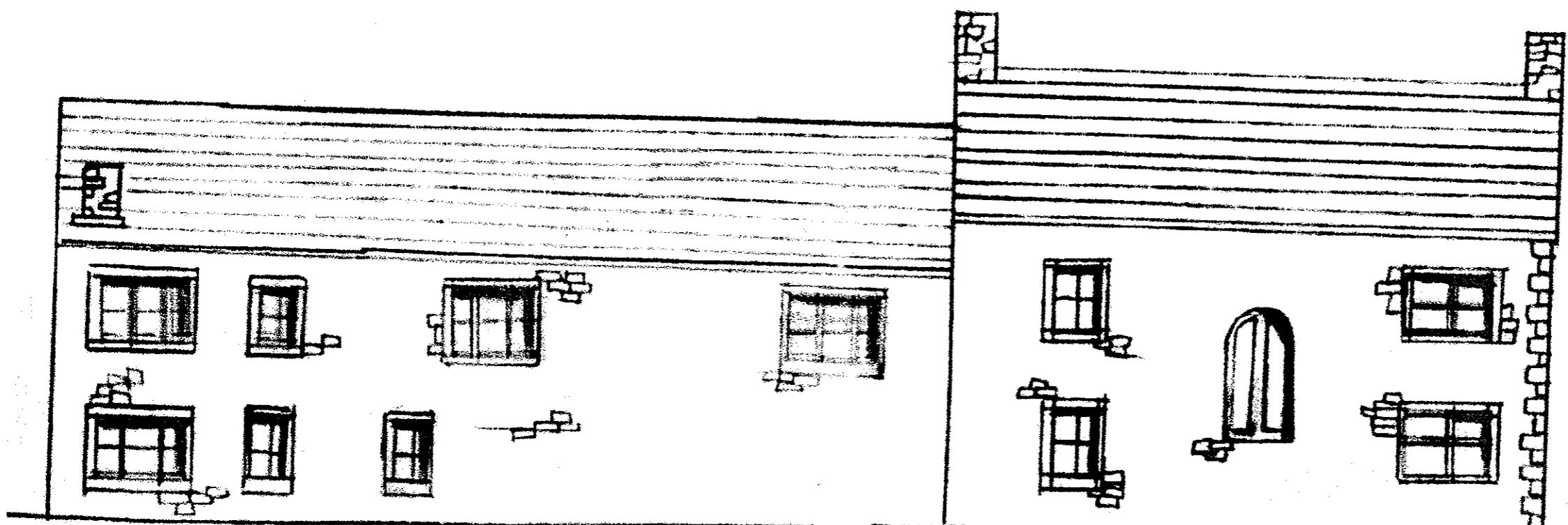


Proposed Front Elevation

320110801P
Proposed Insertion of
Roof Lights
Halsteads Farm
Rimington
Scale 1:200



Proposed Rear Elevation



Existing Rear Elevation

Proposed Insertion of
Roof Lights
Halsteads Farm
Rimington
Scale 1:200

PLANNING, DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT

HALSTEADS FARM, RIMINGTON, CLITHEROE BB7 4EA

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INTRODUCTION

1. This statement is in support of an application for Listed Building Consent to insert four conservation type roof lights in the front and rear roof slopes of the former barn attached to the former farm house.

SITE CIRCUMSTANCES

2. Halsteads Farm is situated approximately 100m outside and to the north east of the defined settlement boundary of Rimington, on the east side of Rimington Lane. Stoops Lane continues in an easterly direction from the village, and affords views of the property. Halsteads Farm is therefore situated within the open countryside, amongst land that is predominantly in agricultural use. The land in the vicinity generally slopes down to the north.

SITE HISTORY AND PERMITTED DEVELOPMENT RIGHTS

3. The original two bay dwelling bears a date stone inscribed JG 1783 and that is believed to be an accurate reflection of the date that the dwelling was constructed, together with the barn attached to the north east elevation. The barn is set at a lower level reflecting the slope of the land, and was originally roofed in two sections with that over the north east bay at a slightly lower level. The whole of the barn has since been converted to form an extension to the dwelling (planning references 3/87/0435 (outline) and 3/87/0633 (reserved matters approved 19 November 1987). These permissions did not remove permitted development rights. The insertion of roof light is permitted development under Class C of amended General Permitted Development Order 2008, according we consider that only listed building consent is required for the development.

THE PROPOSAL

4. This application seeks listed building consent to insert four roof lights, two on each roof slope within the roof plane of the former barn. The existing roof covering is natural blues slates.

5. **Planning Policy Statement 5: Planning for the Historic Environment.**

Planning Policy Statement 5. Planning for the Historic Environment (PPS5, 2010) has amended the national approach to considering the impact of development proposals on the historic environment. PPS5 and the companion practice guide, require applications for planning permission to be accompanied by a Heritage Statement where the proposal affects a heritage asset. In deciding whether a heritage asset is affected by a proposed development any potential heritage assets need to be identified. In some cases this is quite obvious because the building or structure has statutory protection such as a listed building or registered park or garden these are termed as *designated assets*. In other cases the heritage asset may have been identified by the local planning authority through the plan making process eg. building of townscape merit, within a conservation area, or it may have been identified through the development management process. The PPS5 practice guide defines the difference between a heritage asset and other components of the environment is that a '*heritage asset holds meaning for society over and above its functional utility*.' It is this heritage significance that justifies a degree of protection in planning decisions

6. The purpose of this Heritage Statement is to **identify the heritage asset**. Following identification of the heritage asset it is necessary to **assess the significance of the heritage asset**. Finally it is necessary to **assess the impact of the development on the heritage asset**.

7. *Policy HE6 of PPS5* requires the level of detail of information provided by the applicant on planning applications affecting heritage assets to be proportional to the importance of the heritage asset, and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. The heritage interest may be archaeological, architectural, artistic or historic. It may include a building or feature and its setting. This information is to be accompanied by an assessment of the impact of the proposal and should be set out in the application as part of the explanation of the design concept.

8. *Policy HE7 of PPS5* gives guidance to local planning authorities on decision making in relation to heritage assets. It requires them to assess the significance of the heritage asset and the effect of the proposal on the heritage asset. In doing so, they are to take

account of the particular nature of the significance of the heritage asset and the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality.

Identifying the heritage asset

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9. Halstead Farmhouse is listed as follows; '*Halstead Farmhouse (formerly listed as Halstead Head) 16-11-1954 - II House, 1783. Watershot sandstone with modern tile roof imitating stone slates. Double-pile plan with gable chimneys and central entry. 2 storeys, 2 bays. Windows, of 3 lights, have plain stone surrounds and square mullions. The door has a cement surround, and an open pediment on square brackets. Above on the 1st floor, within a rectangular plain stone surround, is a plaque with an oval border, inscribed 'JG 1783'. The rear wall, racing the road, has 2 bays having 2-light windows with plain stone surrounds and square mullions. Between them is a stair window with plain stone surround and a semi-circular head with keystone and impost blocks. It is divided by a square mullion.'*'
10. The farmhouse was listed in 1954 with an amendment to the description in 1984. It is the farm house that is mentioned in the listing and not the attached barn. Whilst the attached former barn is clearly covered by the listed of the building because it is attached to it, the barn in itself is not worthy of listing otherwise it would have been included in the list description in 1954 or added to the description when the description was amended in 1984. The fact the former barn is attached to a listed building affords the building significance as a heritage asset.

Assessing the significance of the heritage asset.

11. The barn part of Halsteads Farm was converted to living accommodation in the late 1980's. It is clearly distinguishable as a former barn having few and irregularly positioned openings within the walls. In addition the roof line of the barn is considerably lower than the farm house which helps to distinguish the house from the barn, and the footprint is greater and the length of the roof longer in comparison to the house. At the present time there are no roof lights within the roof slopes of either the house or the former barn. The house has two chimney stacks at each gable and the barn has one small stack low down on the rear roof slope.

Assessment of the impact of the development on the heritage asset.

12. The introduction of the four roof lights two in each roof slope will have an significant impact on the significance of the heritage asset. Roof lights within the roof slopes of barn are common features on barns in this area. The vast majority of the roof slope will be unaltered. On the front elevation of the building there are no windows at first floor within the walls of the former barn below where the roof lights are proposed. The barn will continue to retain its vernacular character.

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Justification for the proposed alterations.

13. The roof lights are needed to provide additional light within the existing residential accommodation, in order to reduce the use of electric light.

CONCLUSION

14. The proposal meets the requirement of PPS5 and Local Plan Policy ENV19 in that the alterations will not significantly affect the significance of the listed building and the development is required to provide additional natural light in order to reduce the amount of artificial lighting required within the building.

Judith Douglas Bsc (Hons) Dip TP, MRTPI
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September 2011