



RIBBLE VALLEY
BOROUGH COUNCIL

11 OCT 2011

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110873P

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

Householder Application for Planning Permission
for works or extension to a dwelling and listed building consent.
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.

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	Guy & Caroline	Surname:	Dunford	
Company name:						
Street address:	Black Hall Farm		Telephone number:	Country Code	National Number	Extension Number
	Garstang Road					
	Chipping		Mobile number:			
Town/City:	Preston		Fax number:			
County:			Email address:			
Country:						
Postcode:	PR3 2QJ					

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

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Julia	Surname:	Pye	
Company name:						
Street address:	Hill Crest Farm		Telephone number:	Country Code	National Number	Extension Number
	Startifants Lane				0199561878	
	Chipping		Mobile number:		07712658426	
Town/City:	Preston		Fax number:			
County:			Email address:			
Country:	United Kingdom					
Postcode:	PR3 2NP		juliapye1@hotmail.com			

3. Description of Proposed Works

Please describe the proposed works:

Demolition of two out buildings to be replaced with link building and conversion of workshop to habitable accommodation

Has the work already been started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

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

Easting:
Northing:

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):

Officer name:

Title: First name: Surname:

Reference:

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

Details of the pre-application advice received:

Pre Planning meeting was held on site, and a follow up letter received from Mr Dowd however no formal written response was received from the Pre Planning Enquiry. Since the pre planning enquiry the development has changed just to provide the link building and changes to the workshop building, the original changes to the rest of the listed building have been withdrawn from the applicants plans

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

Do the proposals require any
diversions, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. 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:

Description of *proposed* materials and finishes:

Lower walls to be constructed from Sandstone to match existing building upper walls to be constructed from Hardwood Timber Double Glazed units on the link building. The existing workshop building will remain the same externally with no changes to the walls externally

Roof covering- add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

The proposed building will have a composite aluminium roof with glass panels to allow natural light into the link building but also to ensure that the impact to the rear of the building is minimal, with the original features still being visible

Windows - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

8. Materials (continued)

External doors - add description

Description of *existing* materials and finishes:

Stained Hardwood Units

Description of *proposed* materials and finishes:

Dark Stained Hardwood

Ceilings - add description

Description of *existing* materials and finishes:

Plasterboard with plaster finish

Description of *proposed* materials and finishes:

As existing

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

Existing Ground Plans and Elevations

Proposed Ground Plans and Elevations

Design and access statement

Heritage Statement

Location Plan

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

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

Two modern buildings are to be demolished one is a boiler store and the other is a coal store. Both are constructed from natural sandstone with a slate roof.

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

It is necessary to demolish these buildings to allow the provision of the link building to link the workshop building to the link the proposed living area to the main part of the dwelling

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):

Ground Plans and elevation drawings existing and proposed

Location Plan

Photographs and Heritage Statement

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. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

14. 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

15. 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

16. 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: First name: Surname:

Person role: Declaration date: ☒ Declaration made

16. 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

Title: First Name: Surname:

Person role: Declaration date: ☒ Declaration Made

17. Declaration

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



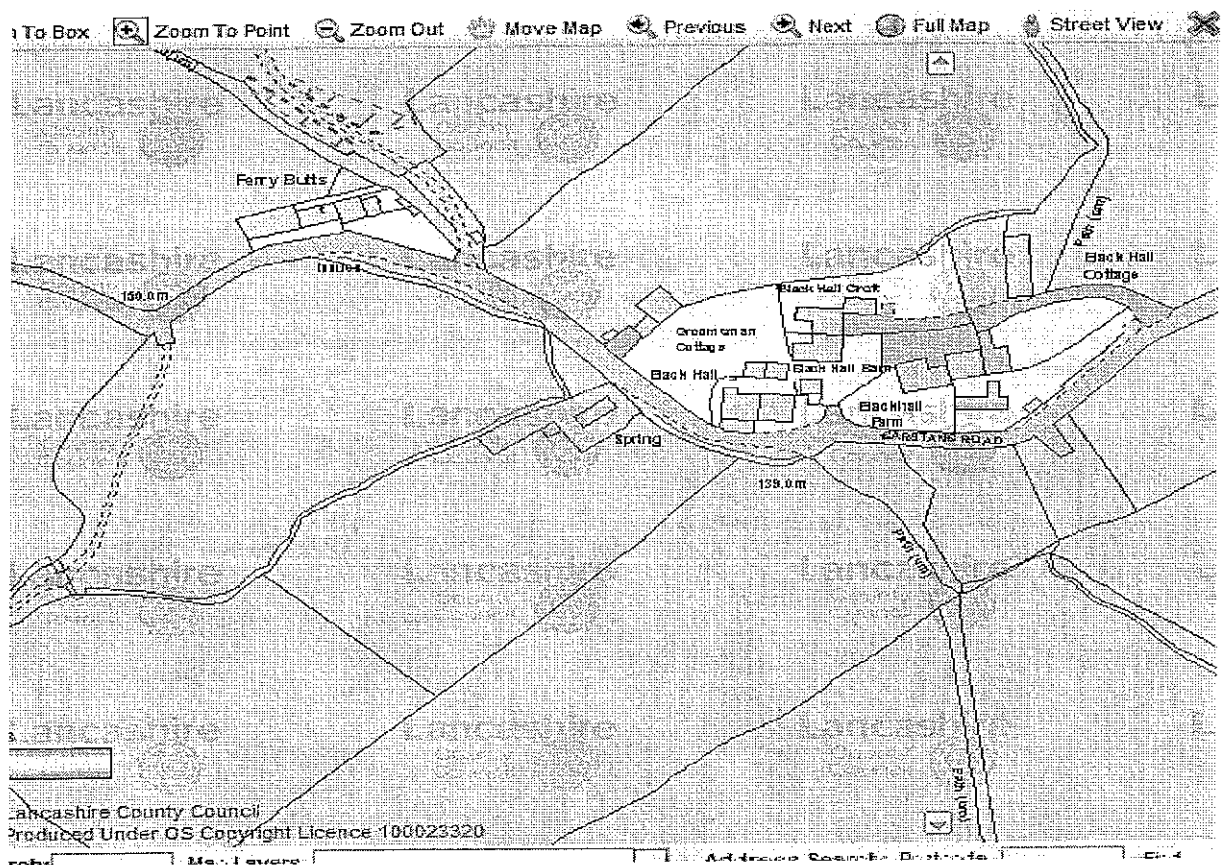
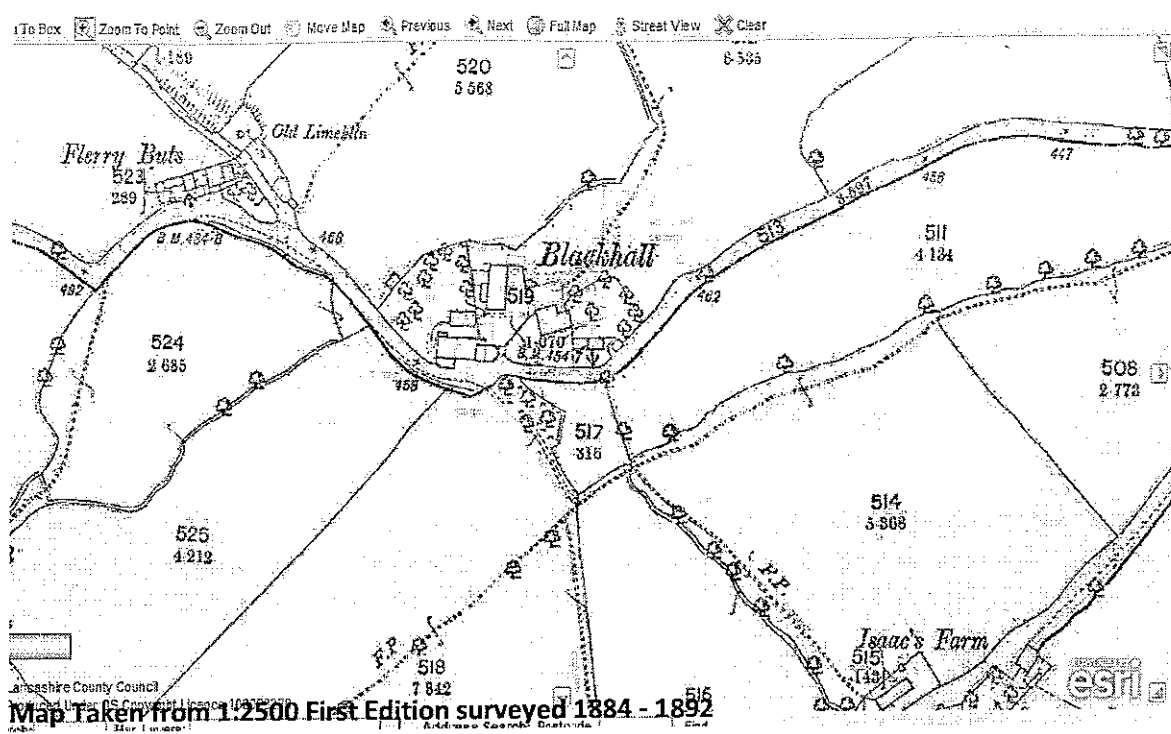
Date

AT

HISTORY

'SD 64 SW CHIPPING GARSTANG ROAD 4/66 Black Hall Farmhouse 13.2.67 (formally listed as Black Hall) II P House, 'TA 155' on 1st floor plaque. Squared sandstone with slate roof. Double-pile plan with central entry and end stacks. 2 storeys. Windows have architraves. To the left of the door is one of 3 lights with square mullions. To the right is one formerly of 2 lights now with its mullion removed, with 2 similar windows on the 1st floor. The doorway has a moulded cornice and projecting keystone. The surround is now plastered and covered by a modern porch. To the right is a one bay extension of early to mid C19th date.

Historically Black Hall Farmhouse was a traditional farm house which utilised the surrounding barns for storage and agricultural use. In recent time planning permission has been granted to convert these barns into residential dwellings and the farm house itself has not been utilised as a farmhouse for approximately 10 years.



The maps shown above clearly show that Black Hall Farmhouse has been situated on this site for some time, and during this time the size of the building has not been altered. The foot print of the house remains the same, however extensive landscaping works have taken place and more buildings have been constructed around the periphery of the site. This was due to the conversion of the adjacent barns to allow for adequate access. The footpath to the rear of the site has been moved

further north however this was done between 1853 – 1854. This shows that Black Hall Farmhouse as a significant building on the periphery of the village and has been part of the landscape for some significant time.

APPLICATION

The current owners are seeking to apply for planning permission to convert a derelict workshop on the ground floor of the property located within the C19th extension. This conversion will provide an extra bedroom and bathroom for guests (the applicants mother and brother are both physically impaired). The applicants are also looking to demolish an existing coal shed and boiler store to the rear of the property and replace this with a single storey extension to provide a link to the workshop conversion to the main dwelling, this will also include the removal of the kitchen window to be replaced with a door opening. The single storey extension will have glass roof which will ensure that the rear of the building will still be visible and the old door way which is now the bathroom window and the adjacent window will still be visible along with the stone work. The ground floor of the extension will also be constructed from timber and glass again to ensure that the fabric of the building is still visible.

The workshop has become redundant in terms of use for modern living, and it is hoped that by providing a bedroom and ensuite within this area, it will allow this part of the building to become functional again. This part of the building will be used by the applicants Mother and Brother who are both physically impaired. This will allow them to visit the applicants in the future for respite care (my client is a registered nurse) or for them to reside permanently with the applicants if necessary without having to alter the main fabric of the listed building.

SITE AND SURROUNDINGS

Black Hall Farm is situated approximately ¼ of a mile outside of chipping village situated within a small cluster of dwellings ranging from a cottage to barn conversions, as one time all the surrounding properties would of been within the curtilage of Black Hall Farm.

Black Hall Farm is a detached property with a garden mainly laid to lawn to the front, with a garage and parking facility to the rear.

IMPACT ON THE LISTED BUILDING

No impact to the visual aspect of the dwelling will occur to the front of the property. The main visual impact will occur to the rear, but it is hoped that the proposed materials as mentioned above will help to reduce any detrimental impact on the building.

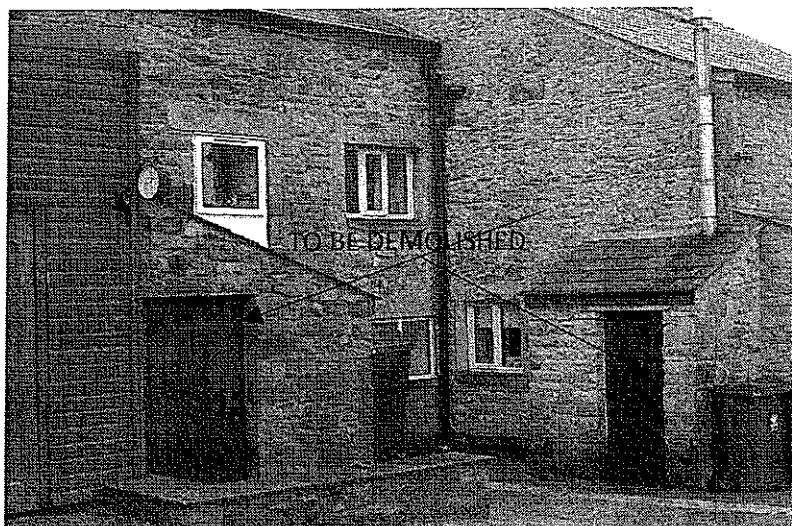
The original farm house has not altered internally since construction with the original window and door openings being visible. However on the rear of the property a boiler store and wood shed have been constructed out of natural random stone with slate roofs. This application will ask permission for the removal of these buildings to replace them with the link building.

It is hoped that by removing the two existing small structures and by replacing it with a modern styled building with a glass roof, this will enhance the existing structure, and ensure that the modern addition blends with the old building still allowing the interesting original features such as the stone work surrounding the windows to be visible.

As no significant alterations have taken place to the original building it is not envisaged that this extension will be of detriment to the cumulative impact on the listed building.

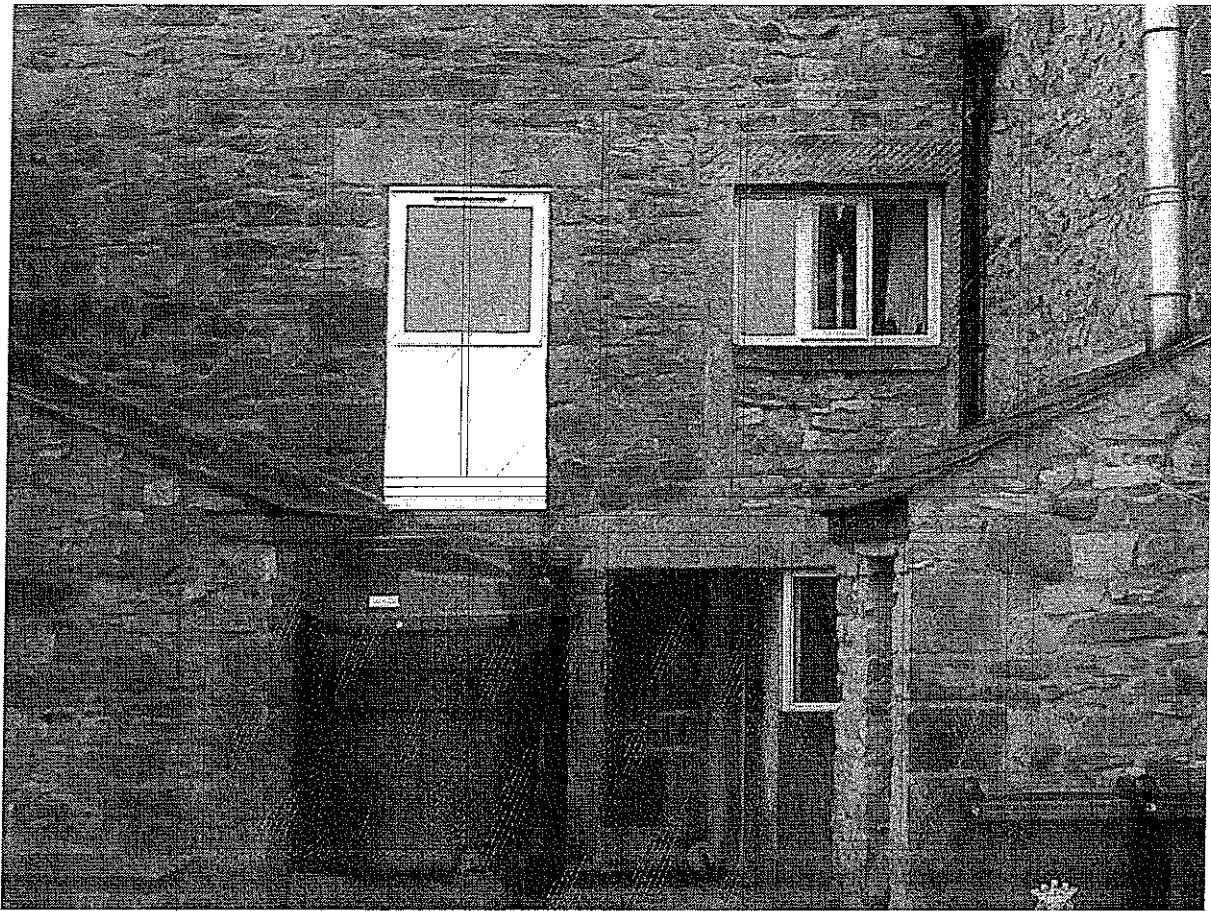
It should be noted that the applicants are aware that a velux window has been put in the attic of the C19th part of the building, this window is not of a conservation type and if the Local Authority felt it was necessary the applicants would replace this window as necessary.

The photographs below show the rear of the property where the extension and conversion will take place.



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Impression of the development to show that the fabric of the building will still be viable once the development has been completed.



Design and Access Statement

In Support of a Planning Application for

**Demolition of two small outbuildings to be replaced with a
garden room (Link Building) and conversion of workshop into
habitable space**

**Mr Guy and Mrs Caroline Dunford
Black Hall Farm
Garstang Road
Chipping
PR3 2QJ**

**Mrs Julia Pye
Hill Crest Farm
Startifants Lane
Chipping
Preston
PR3 2NP**

Amount

This application is for the demolition of two outbuildings and the construction of a garden room which will form a link from the workshop to the main part of the dwelling.

Use

The conversion of the workshop will allow the applicants additional bedroom space at ground floor level. This is needed for the applicants family members who have disabilities to enable them to stay with the applicants as and when needed. It will provide a bedroom and bathroom for guests and turn 'dead' space in the house to living accommodation.

Layout

The layout can clearly be seen on the attached plans, the layout of the room is a simple arrangement to make use of the original features such as window and door openings. The conversion will provide modest accommodation and will enhance the building.

Scale

The scale of the development has been carefully considered to ensure that the collective changes to the listed building are not detrimental. And that the proposed scheme works with the listed building and not against it.

Landscaping

No further soft or hard landscaping is proposed as part of this application.

Appearance

No impact to the visual aspect of the dwelling will occur to the front of the property. The main visual impact will occur to the rear, but it is hoped that the proposed materials as mentioned above will help to reduce any detrimental impact on the building.

The original farm house has not altered internally since construction with the original window and door openings being visible. However on the rear of the

property a boiler store and wood shed have been constructed out of natural random stone with slate roofs. This application will ask permission for the removal of these buildings to replace them with the link building.

It is hoped that by removing the two existing small structures and by replacing it with a modern styled building with a glass roof, this will enhance the existing structure, and ensure that the modern addition blends with the old building still allowing the interesting original features such as the stone work surrounding the windows to be visible.

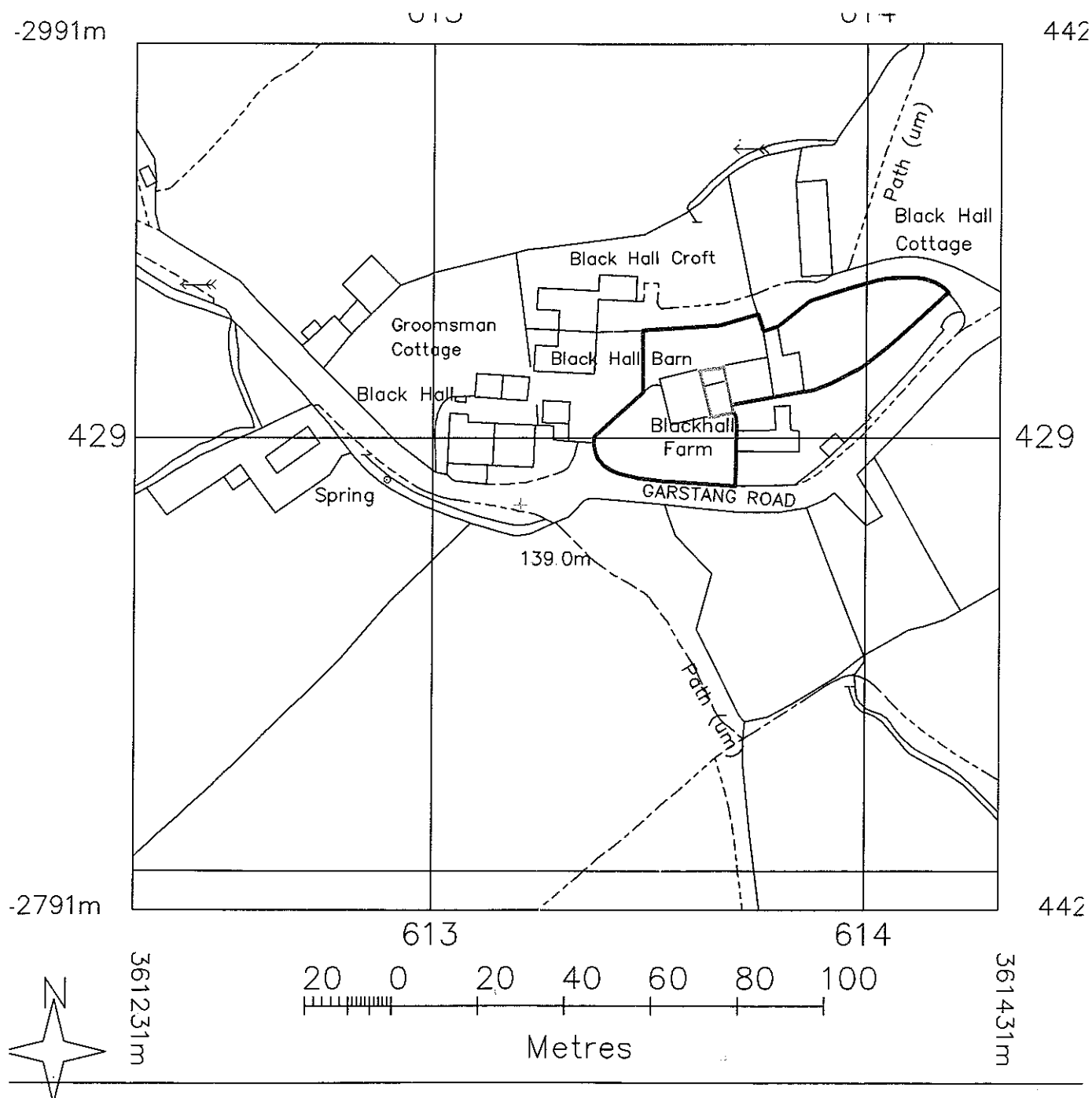
Access

Access to the property will remain from the drive accessed from Garstang Road.

Scale 1:1250

Black Hall Farm, Garstang Road,
Chipping, PR3 2QJ

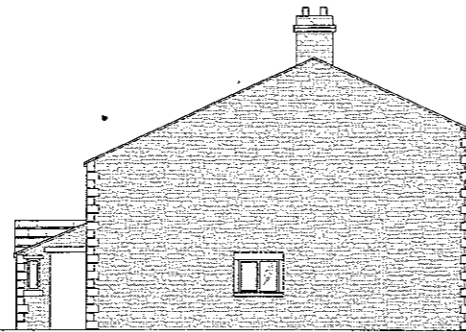
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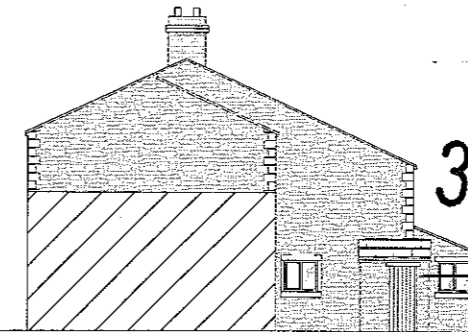
Existing Elevations



Existing North Elevation

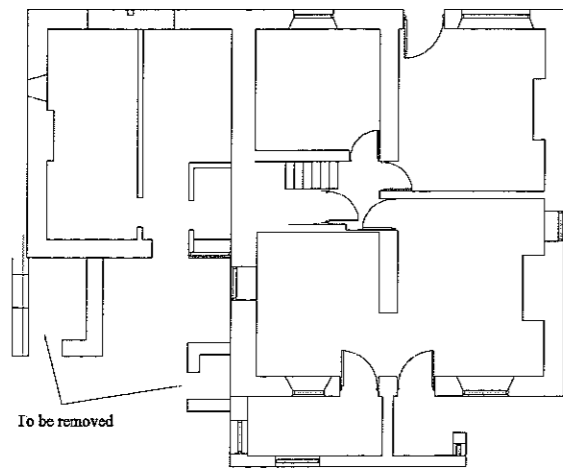


Existing East Elevation

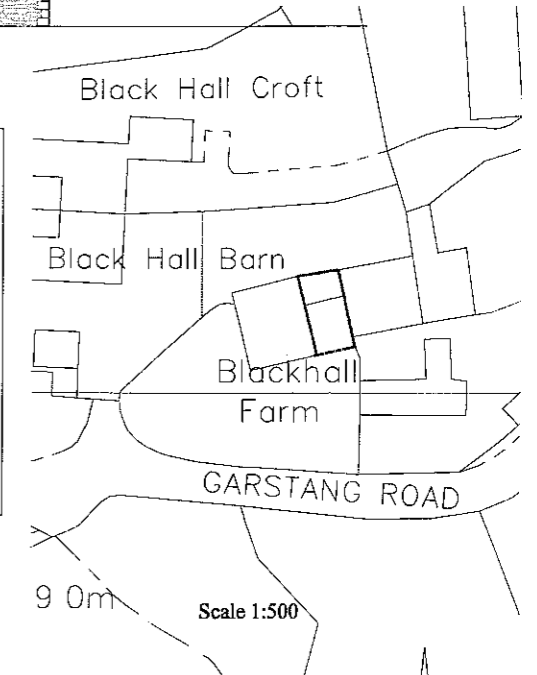
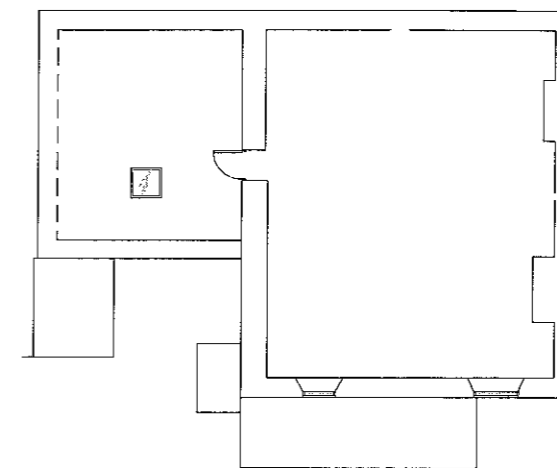
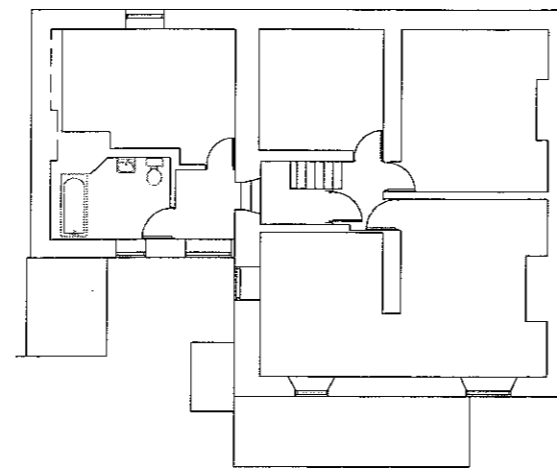


Existing West Elevation

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To be removed



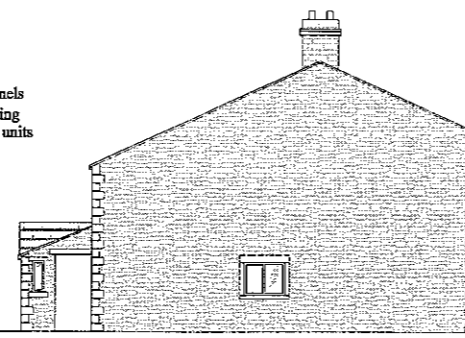
Scale 1:500

Proposed Elevations

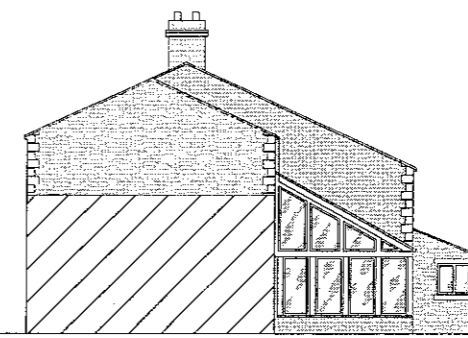


Proposed North Elevation

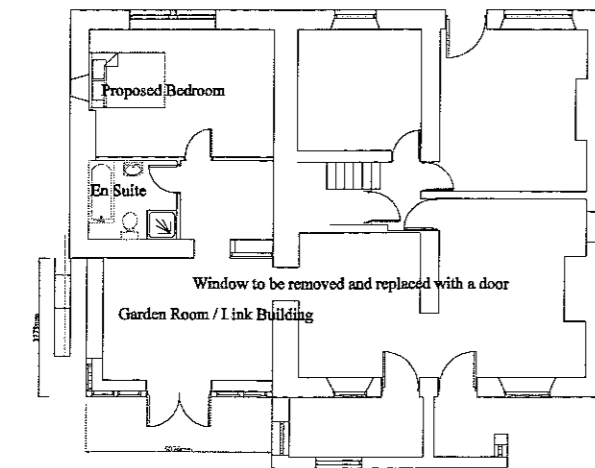
Materials:- Roof Composite Glass Panels
Lower walls sandstone to match existing
Upper walls hardwood double glazed units



Proposed East Elevation



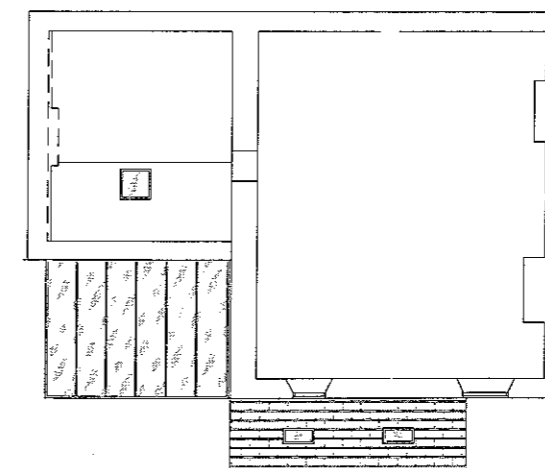
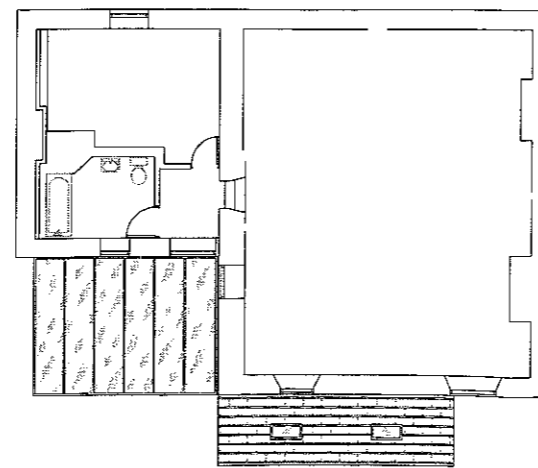
Proposed West Elevation



Proposed Bedroom

En Suite

Window to be removed and replaced with a door
Garden Room / Link Building



Julia Pye

141 Cresset Farm, Starliff Lane, Chipping PR3 2NP
Tel: 01995 61878 / 0771 205 6438
email: julia@julia-pye.com

Client Details

Mr Guy and Mrs Caroline Dunford

Project Details

Demolition of existing storage buildings to be replaced with garden room (Link Building) and conversion of workshop to habitable rooms

Project Address

Black Hall Farmhouse, Garstang Road, Chipping, Preston, PR3 2QJ

Project No.

JP/GCD/158/1

Date

Oct 2011

Scale

1:100

Drawn By

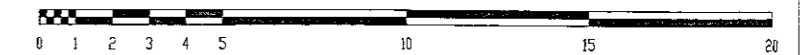
JH

DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE.

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SCALE IN METRES

1:100



Plot Sheet @ A1 1:100