

07 NOV 2011

For office use only

Application No.

Date received 320110906 P

Fee paid £

Receipt No:

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.
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	First name:	JOHN	Surname:	FORRESTER	
Company name:	The Slaidburn Estate					
Street address:	5 CHURCH STREET			Country Code	National Number	Extension Number
	SLAIDBURN			Telephone number:		
				Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	BB73ER					

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:		First Name:	Melanie	Surname:	Lawrenson	
Company name:	ML Planning Ltd					
Street address:	2 Nightingale Way			Country Code	National Number	Extension Number
	Catterall			Telephone number:	01995 600733	
	Garstang			Mobile number:		
Town/City:	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	PR3 1TQ			mel@mlplanning.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

NEW EXTERNAL SOIL VENT PIPE AND NEW EXTERNAL WOOD BURNER FLUE

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)

House:	5	Suffix:	
House name:			
Street address:	CHURCH STREET		
	SLAIDBURN		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 3ER		

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

Easting:	371133
Northing:	452362

Description:

5. 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

5. Pre-application Advice

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

☐ 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

3. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

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

10. 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

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Others - description:

Type of other material: SIOL VENT PIPE AND WOOD BURNER FL

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

HAMMERITE BLACK CAST IRON AND PAINTED BLACK STEEL

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:

ML/JFSE/5005

LOCATION PLAN

HERITAGE STATEMENT

320110906P

12. Certificates (Certificate A)**Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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

12. 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

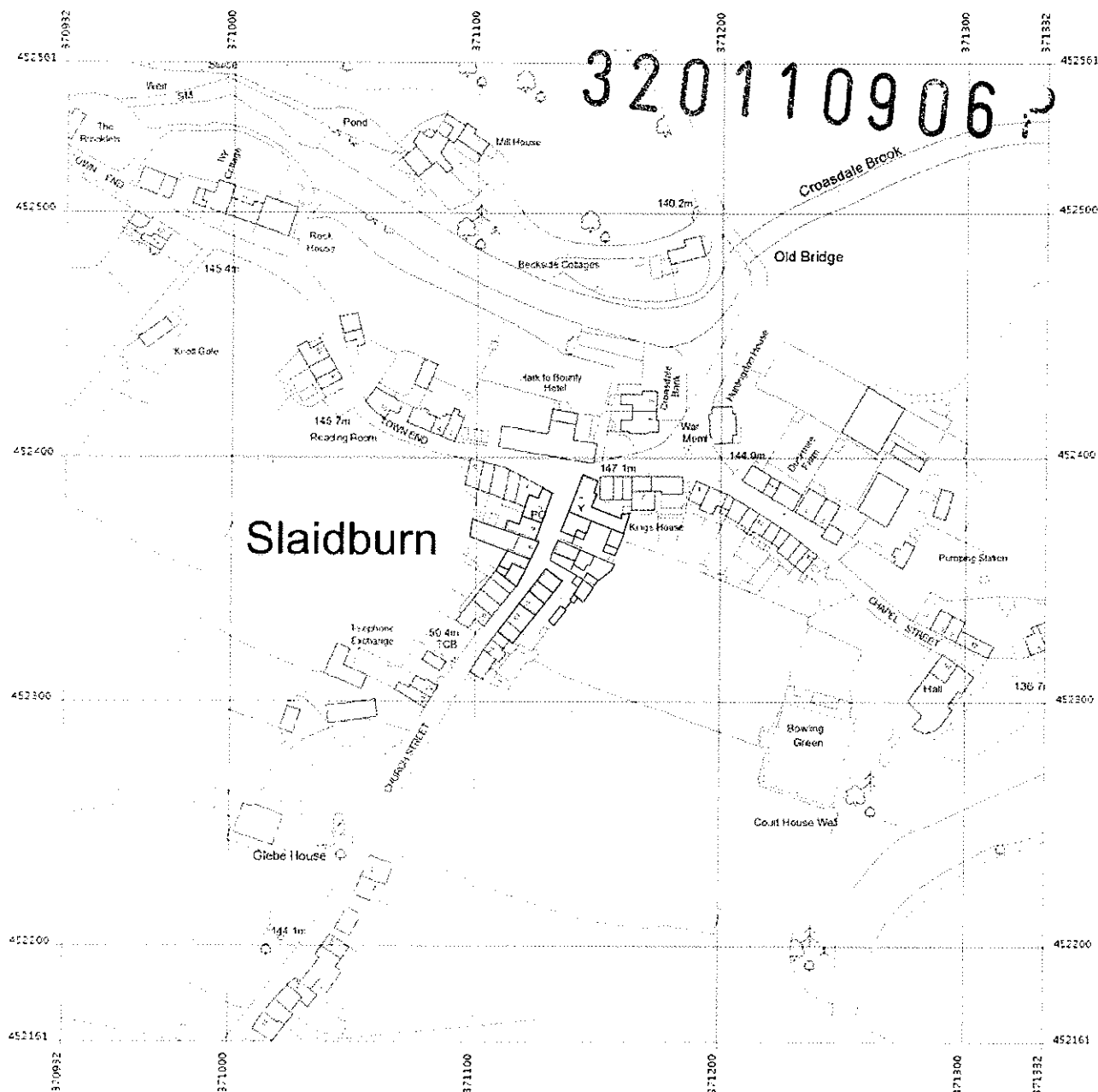
Title: First Name: Surname:

Person role: Declaration date: ☒ Declaration Made

13. Declaration

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

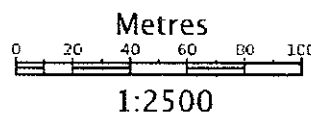
Date



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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



5 CHURCH STREET
CLITHEROE
BB7 3ER

Supplied by: Stanfords
 Reference: 01325776
 Centre coordinates: 371132 452361

320110906?

**Heritage Statement to accompany a planning
application for the installation of an external soil vent
pipe, and an external chimney flue at
Dale Head, 5 Church Street Slaidburn.**

Introduction and historic background

Slaidburn was mentioned in the Domesday Book as one of 12 manors belonging to the *caput*, or chief manor, of Grindleton which had belonged to Earl Tostig, but which had been granted to Roger of Poitou by 1086 (Greenwood and Bolton 1956, 7; Mills nd, 2). Shortly after, the manors were granted to Ilbert de Lacy. The manor of Slaidburn also included the townships of Waddington, Bashall, West Bradford and Grindleton, and covered an area larger than the parish, as the other townships all formed part of the parish of Mitton (Whitaker 1878, 35, Spencer 2000). The township of Slaidburn remained in de Lacy hands whilst the other townships were leased to tenants (Greenwood and Bolton 1956, 15). Slaidburn was a parish centre, and its church was clearly well-established by 1119, when it was granted, along with the chapel at Clitheroe Castle and Whalley church, to the monks to the Priory of St John in Pontefract by Robert de Lacy (Mills nd, 2). Slaidburn is situated at the confluence of the Croasdale Brook and the River Hodder at NGR SD 711 524 (centred), on the B6478 road from Clitheroe to Long Preston. The settlement is orientated east-west, with some development south towards the church. There is very little modern development in the village, and its extent is similar to that of the nineteenth century. It is situated around 11km from Clitheroe to the south and more than 15km from Settle, to the north-east.

Slaidburn is a rural settlement, which has evolved as a ribbon development along the roads, but focused around the crossroads where the roads meet. The character of the village is that of a post-medieval settlement, with some seventeenth and eighteenth century houses. However, most of the houses date to the nineteenth century, mainly from the early part of the century, and there is evidence in some of the cottages for handloom weaving. The character area includes, Church Stile Farmhouse, Glebe House, Hark to Bounty Hotel, Beckside Cottages, the war memorial and the Methodist chapel opposite 13 Chapel Street.

Building materials

Stone was freely available for building locally, and the village is entirely stone built. Sandstone is the most common building material, though there are a number built with limestone and a few have been constructed with a mixture of the two. Sandstone was generally used for door and windows dressings. Most of the older buildings, are built of slobbered limestone or sandstone rubble, sometimes with sandstone dressings and sometimes rendered. In the early nineteenth century, some houses were built using squared sandstone, such as 18-20 Church Street and 20-24 Chapel Street, and others were built using watershot techniques, as at 13-15 Church Street (www.imagesofengland.org.uk). There are few surviving roofs covered with stone flags, most are now slate covered.

Listed buildings

Dale House itself is not a listed building, but is surrounded by listed and historic buildings. Dale House was built around the turn of the century in 1909.

There is one listed building graded I within the defined urban area for Slaidburn, St Andrew's Church. In addition there is one graded II* structure, Townhead, which is dated to the early 18th century although significantly altered in the 19th century. There are 38 grade II listed structures within the defined urban area for Slaidburn. Of these 30 are individual or groups of domestic dwellings. Domestic structures, therefore, are well represented, reflecting the large number of pre-nineteenth century and higher status houses present in Slaidburn. Other buildings listed grade II are the village school and the Hark to Bounty Inn. The remaining structures listed grade II comprise a cross base and cross shaft, the New Bridge, the war memorial, a sundial and railings to Rock House.

Evaluation

The proposal is for two external attached flues, one to each gable of the property.

The proposal poses no threat to loss or changes to the historic fabric (e.g. windows, doors, fireplaces, panelling, trusses, original partitions, mouldings etc) of the host building, or any other adjacent building.

There are no changes to the layout; Impacts upon appearance, character and setting of the historic environment.

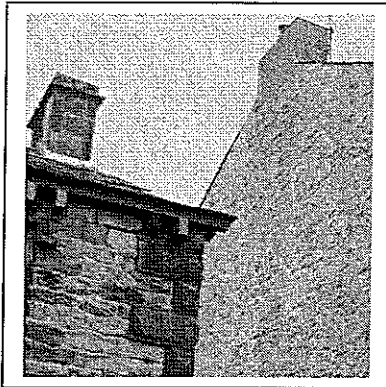
Materials

The proposed materials for the additions are traditional and in keeping with the historic environment of the village, being cast iron painted in black for the soil vent pipe, and black painted steel for the wood burner flue.

Conclusion

The applicants in this case are actually the new heirs to the Slaidburn Estate, and they are keen to continue the same approach as their predecessors in the sensitive nature applied to any works undertaken in this important conservation village. It has been recognised by the local authority that this estate has always complied with the restraints required in terms of historic fabric and conservation.

Planning Statement
 Dale House
 5 Church Street
 Slaidburn
 Clitheroe



Introduction

Dale House lies in the central area of Slaidburn Village, and is encompassed by the Conservation Area. Although not listed the property is imposing and forms an important part of the overall historic environment.

This application has been made in line with national planning policy PPG 15 which deals with the protection of the historic environment.

The GDO requires planning applications for certain types of development in conservation areas which are elsewhere classified as permitted development. These include various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys ~~fronting a highway~~; and the installation of radio masts, antennae or radio equipment. DALE HOUSE plume in excess of two cubic metres (unless the development is c [redacted] gency).

Proposal

Dale House has recently come into the ownership of the new heirs of the Slaidburn Estate. They would like to renovate the property, for their personal use, which involves the installation of a new bathroom, and a wood burning stove.

These alterations require external fixtures, as illustrated in the accompanying plans.

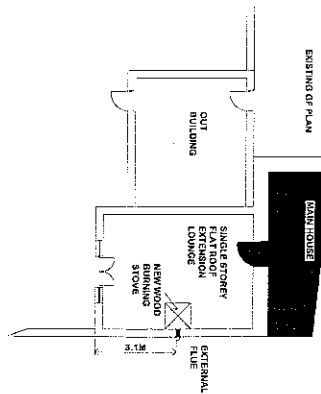
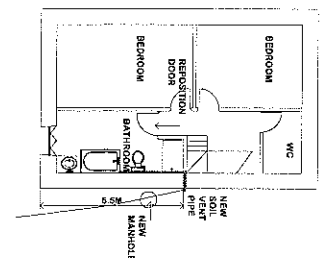
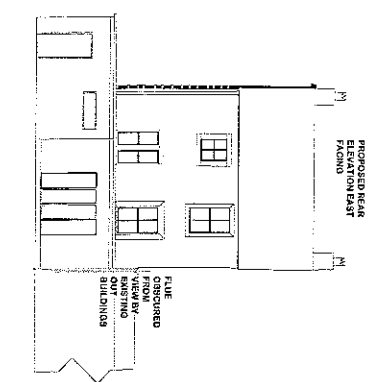
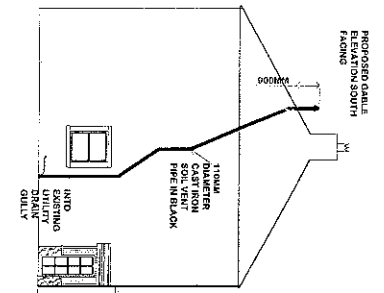
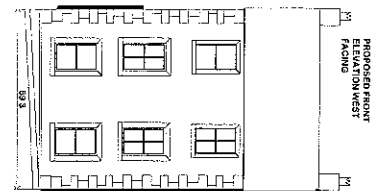
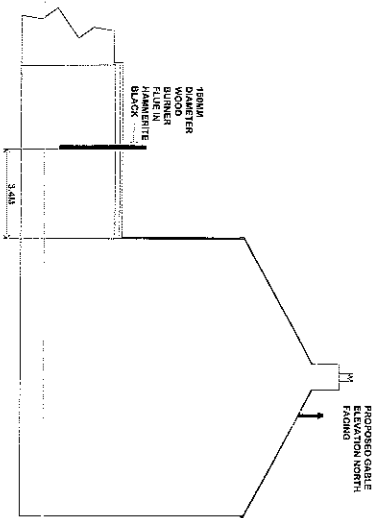
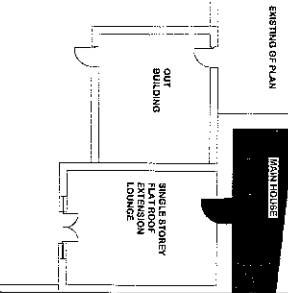
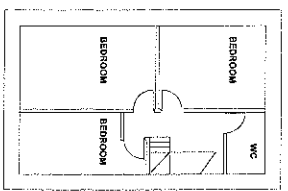
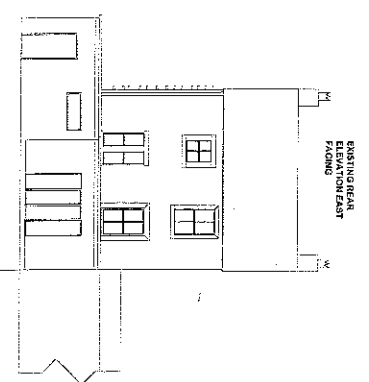
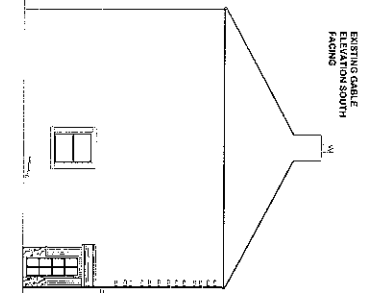
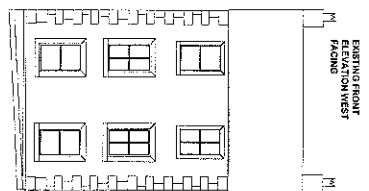
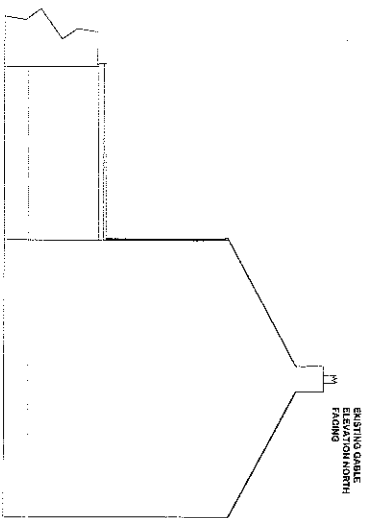
Building methods, materials and local details

The village is entirely stone built. In addition to stone walling and roofing, the conservation area is notable for the use of stone for window and door surrounds, gutter support brackets, window mullions, steps, chimney stacks, drip moulds, boundary walls and floors. The current proposal aims to use traditional materials in keeping with the area, and seeks to minimise visual impact.

Heritage issues

The applicants are aware of the sensitive balance required in this location which contributes to the village's special historic character and appearance, and are keen to seek the approval of the Ribbles Valley Borough Council before conducting the minor

alterations to the property. The materials proposed are in keeping with adjacent properties and would have no detrimental effect to the integrity of the overall appearance of the street scene. Both of the fixtures are on the sides of the house, and do not detract from the unspoiled front elevation.



DATE: 2011
SCALE: 1:100
PROJECT: FULL PLANNING CONSENT AND EXTERNAL SOL VENT PIPE AND NEW EXTERNAL WOOD BURNER FUE
LOCATION: DALLINGTON, SOMERSET
CLIENT: DALLINGTON ESTATE DEVELOPMENT
DATE: 2011
SCALE: 1:100
PROJECT: FULL PLANNING CONSENT AND EXTERNAL SOL VENT PIPE AND NEW EXTERNAL WOOD BURNER FUE
LOCATION: DALLINGTON, SOMERSET
CLIENT: DALLINGTON ESTATE DEVELOPMENT

320110906P