



RIBBLE VALLEY
BOROUGH COUNCIL

FOR THE

8 NOV 2011

For office use only

Application No. 320110984P

Date received

Fee paid £

Receipt No:

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

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: John Surname: Houldsworth

Company name: Houldsworth Solicitors

Street address: 2-4 Duck Street

Town/City: Clitheroe

County: Lancs

Country:

Postcode: BB7 1LP

Country Code: National Number: Extension Number:

Telephone number:

Mobile number:

Fax number:

Email address:

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: Janet Dixon Town Planners Ltd

Street address: 10A Whalley Road

Town/City: Clitheroe

County: Lancs

Country:

Postcode: BB7 1AW

Country Code: National Number: Extension Number:

Telephone number: 01200 425051

Mobile number:

Fax number:

Email address: judith@jdixonplanners.co.uk

3. Description of Proposed Works

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

One wall mounted sign on the front elevation

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)

Description:

House:	2	Suffix:	
House name:	PULLMAN HOUSE		
Street address:	DUCK STREET		
Town/City:	CLITHEROE		
County:	LANCASHIRE		
Postcode:	BB7 1LP		

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

Easting:	374555
Northing:	441832

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

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: Mr First name: John Surname: Macholc

Reference: Email

Date (DD/MM/YYYY): 05/05/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Expressed general acceptance of the proposed sign and its position on the building. A suggestion was made to reduce the amount of 'clutter' within the content of the sign which had been addressed.

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):

Others - add description

Other Sign

Description of *existing* materials and finishes:

Stone and lead work

Description of *proposed* materials and finishes:

Specification: One-piece folded aluminium tray sign 4780mm x 440mm x 50mm returns. Gloss white paint finish with corporate colour vinyl detail applied to the face of the tray. Mill finish aluminium sub-frame with fixings through the return edges of the tray. Subframe designed so that wall fixings are located in the mortar not the stonework.

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

Listed Building Statement
Photographs of Existing Frontage
Exterior Tray Sign

10. Demolition

320110984P

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

☐ Yes ☒ No

11. 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):

Listed Building Statement
Photographs of Existing Frontage
Exterior Tray Sign

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:

320110984P

DESIGN ACCESS AND HERITAGE STATEMENT

**IN SUPPORT OF A LISTED BUILDING APPLICATION TO ERECT
A FACIA SIGN**

AT

**HOULDSWORTH SOLICITORS,
2-4 DUCK STREET
CLITHEROE
BB7 1LP**

**Janet Dixon Town Planners Ltd.
10A Whalley Road
Clitheroe
Lancashire
BB7 1AW**

Tel. no. 01200-425051/07887-554397

DESIGN ACCESS AND HERITAGE STATEMENT IN SUPPORT OF A LISTED BUILDING APPLICATION TO ERECT A FACIA SIGN AT HOULDSWORTH SOLICITORS, 2-4 DUCK STREET CLITHEROE BB7 1LP.

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.

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**.

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.

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.

2-4 Duck Street comprises the south part of a two storey terraced row of cottages on the south east side of the street. The building is built of coursed natural stone with stone surrounds to the windows and doors and the central door entrance on Duck Street has a carved stone surround.

Designated Assets, Desk Based Assessment.

2-4 Duck Street is a listed building listed for group value with other buildings in this street the list description reads

'GVII 2.2 builds C18 origins. 2 storeys in coursed stone with blocking course to both heights. Rusticated quoins. Slate roofs. Hipped to right. 6 windows, stone surrounds, above 2 of 3 lights, the flanking lights narrower, and 1 single. Pedimented doorway to No4 with stone pilasters. Modern shop front of 2 lights to No2 and C19 door in stone surround with rectangular fanlight. Nos 2 to 12 (even), Nos 14 and 16 and premises occupied by Ceramica Italia Ltd form a group with Nos 26 to 32 (even).'

The site is also within Clitheroe Conservation Area. We can assess that the building is a designated asset which is located within a designated Conservation Area.

Assessment of the Significance of the Heritage Assets

The Conservation Area Appraisal for Clitheroe Conservation Area shows that Duck Street is within Character Area 1. It identifies that historically Duck Street was a track that lead north from Wellgate to Worston called Brookgate. Duck Street once played a more important role in the street pattern of the emerging town hence the unusually wide junction

at the meeting of Duck Street, Wellgate and Lowergate. Duck Street forms part of the medieval layout of Clitheore. All the buildings on the street are listed. They are stone built but some have been painted, rendered or pebble dashed. 2-4 Duck Street is not specifically mentioned in the appraisal

Amongst the positive features of the area the appraisal identifies

- The relatively intact medieval layout
- Architectural and historic interest of the area's buildings 88 of which are listed
- Traditional C19th shop fronts
- Mix of commercial, religious, administrative and residential buildings

Amongst negative features are:

- Insensitive alteration of historic buildings including some modern shop fronts
- Garish commercial signs and advertising.

Assessment of the Impact of the Development on the Heritage Assets.

2-4 Duck Street is in commercial use as a Solicitors Office. It is within the centre of the town where there is a mixture of uses but predominantly shops and commercial properties these uses contributed to the character of the Conservation Area. The building is domestic in scale as are many other buildings within the Conservation Area. The building has been altered at the ground floor with the insertion of a set of three modern vertical windows with lead detailing giving the impression of a 'shop front' in No2 on the Duck Street elevation. It is constructed with four coursed stone columns with horizontal lead work capping the top. There are three lead panels set beneath the capping at the head of the windows at fascia level. The design echoes the style and proportion of traditional shop fronts.

It is proposed to apply a fascia sign across the top of the windows at fascia level beneath the capping. The sign measures 4780mm x 440mm x 50mm. It has a gloss white paint finish with vinyl lettering applied to it the sign is held in an aluminium sub-frame. The sub frame is designed so that the wall fixings are through the return edges of the tray to enable the sign fixings to be located in the mortar between the stonework and not into the stonework itself.

Houldsworth Solicitors is a long established firm located in to town centre. It is reasonable that the building should have some signage. At the present time there is no signage on the front elevation the building except for a small name plate to the right hand side of the door. In choosing a location for the sign consideration has been given to the impact of the sign on the appearance of this historic building, and the comments about inappropriate signage in the Conservation Area Assessment.

DESIGN

The sign is to be positioned within an area of the building that has been altered in modern times. It is very clearly an alteration quite different from the rest of the building in terms of the size of the openings and the use of sandstone rather than limestone in its construction. The design echoes the proportions of a traditional shop front and the proposed sign is to be positioned in the place where a traditional fascia sign would be placed. The proposed sign will reflect the traditional form of shop fronts in the Conservation Area and will appear as a feature which is common in this part of the Town Centre.

Care has been taken to relate the sign to the features of the building. The sign is the same width as the vertical stone columns and is set beneath the lead capping. The lead capping is slightly wider than the columns extending over the vertical groove that runs down the outer edge of the column. The relationship of the fascia to the capping is the same as the relationship between the fascia and the cornice above on a traditional shop front where the cornice is wider than the fascia. This enables the proposed sign to reflect the character of the traditional shop fronts nearby within the Conservation Area.

The lettering within the sign relates to the vertical emphasis of the three vertical windows beneath. The lettering begins inside the right hand edge of the left hand column and the symbol is placed inside the left hand edge of the right hand column and centrally above the right hand window. In this way the lettering within the sign relates to the vertical emphasis of the columns and windows.

A listed building consent application and advertisement consent application for a wall mounted sign at first floor level on this building was refused consent in 2008 reference 3/2008/0496 and 3/2008/0497. The Inspector in his decision letter regarding the appeal

described the special interest of the building as being its mainly vernacular form and materials and the proportions and largely vertical emphasis of the fenestration. He criticised the horizontal emphasis of that sign and its position above the commercial activity of the street.

The proposed sign is entirely different from the sign which was rejected in the appeal. The proposed sign is wholly sensitive to the historic and special character of the building and by being positioned on the ground floor is within the commercial activity of the street.

CONCLUSION

The design and position of the proposed sign has been informed by an analysis of the special character of the listed building and the position of the building within the Conservation Area. The signage is needed to help sustain the commercial function of the building and it will add to the commercial character of this part of the Conservation Area which is identified in the Conservation Area Appraisal as being one of the area's strengths.

Judith Douglas BSc (Hons) Dip TIP, MRTPI

**Janet Dixon Town Planners Ltd
10A Whalley Road, Clitheroe, Lancashire BB7 1AW**

Tel: 01200 425051

November 2011

320110984P



Client Details **Houldsworth Solicitors**
2 - 4 Duck Street
Clitheroe

Project Details **Proposed External Signage**

Drawing Details **Location Plan**

Scale 1:1250@A4 Date 05/09/2008 Drawn By MW Drawing Number TRI-0380 Sheet 2 of 2 Rev 0

TriCAD
Solutions Ltd.
Professional CAD Drafting Solutions
7, Cherry Tree Terrace, Cherry Trees, Blackburn, BB2 3AA
Tel: 01524 814001 Fax: 01524 810000 Email: info@tricad.co.uk

Janet Dixon
TOWN PLANNERS LIMITED

HOULSDWORTH SOLICITORS
2-4 DUCK STREET CLITHEROE

320110984P



Frontage from Duck Street



Part frontage from Duck showing location of
Proposed sign.

Janet Dixon Town Planners Ltd
November 2011

Project Number:
3643

320110984P



james alpe
SIGN & DESIGN

Substrate:
Folded aluminium tray sign (one piece)

Size:
4780mm x 440mm 50mm

Colours:
Gloss white painted finish.
Orange and grey text and logo

Drawn by:
Peter

Revision No:
2

File Name: Exterior Tray Sign.FS

Directory Name: Z:\Sign & Design\Houldsworth Solicitors

Current Date: 21/11/2011

Order Taken By:

Spelling, Colours & Layout are correct

Signed:

Date:

Agreed method of payment:

Tel: 01200 44 44 57
Fax: 01200 44 35 55

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James Alpe
SIGN & DESIGN

Unit 2, Lincoln Way, Salthill Ind. Est.
Clitheroe, BB7 1QD

www.jamesalpe.com

Project Number:
3643

320110984P



james alpe
SIGN & DESIGN

Substrate:

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James Alpe
SIGN & DESIGN

Unit 2, Lincoln Way, Salthill Ind. Est.
Clitheroe, BB7 1QD

www.jamesalpe.com

Project Number:
3643



Substrate:
Folded aluminium tray sign (one piece)

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4780mm x 440mm x 50mm returns

Colours:
Gloss white painted finish.
Orange and grey text and logo

Drawn by:
Peter

Revision No:
1

File Name: Exterior Tray Sign Dimensions FS

Directory Name: Z:\Sign & Design\Houldsworth Solicitors

Current Date: 22/11/2011

Order Taken By:

320110984P

4780mm

440mm
(50mm returns)

171mm **houldsworthsolicitors**
72mm *Excellence in law since 1817*

304mm



Spelling, Colours & Layout are correct

Signed:

Date:

Agreed method of payment:

Tel: 01200 44 44 57
Fax: 01200 44 35 55

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