



RIBBLE VALLEY
BOROUGH COUNCIL

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

Tel: 01200 425111

www.ribblevalley.gov.uk

04 JAN 2012

FOR THE
ATTENTION OF

For office use only

Application No:

320120020P

Date received

Fee paid £

Receipt No:

Application for listed building consent for alterations, extension or demolition of a listed building
Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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: MR First name: SIMON
Last name: WALKER
Company (optional): C/O SMITHS GORE
Unit: 14 House number: House suffix:
House name: EASTWAY BUSINESS VILLAGE
Address 1: OLIVERS PLACE
Address 2: FULWOOD
Address 3: PRESTON
Town:
County: LANCASHIRE
Country:
Postcode: PR2 9WT

2. Agent Name and Address

Title: MISS First name: JESSICA
Last name: TOWNSON
Company (optional): AJH ASSOCIATES
Unit: 21 House number: House suffix:
House name: DEANFIELD COURT
Address 1: CLITHEROE
Address 2:
Address 3:
Town:
County: LANCASHIRE
Country:
Postcode: BB7 1QS

3. Description of Proposed Work

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

PROPOSED NEW PORCH TO REAR ELEVATION.

3. Description of Proposed Work (continued)

Has the work already started without consent?

☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent?

☐ Yes ☒ No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: DINKING GREEN FARM

Address 1: WHITWELL

Address 2:

Address 3:

Town: CLITHEROE

County: LANCASHIRE

Postcode (optional): BB7 3BN

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

Easting: Northing:

Description:

5. Related Proposals

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

☒ Yes ☐ No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number
APPROVED Replace concrete tiles with stone slates	312010/ 0141
APPROVED Replace windows + internal alterations	312009/ 0587

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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

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

Details of pre-application advice received?

7. Neighbour and Community Consultation

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

☐ Yes ☒ No

If Yes, please provide details:

No immediate neighbours

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

If Yes, please provide details of the name, relationship and role

9. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	sandstone rubble	As existing	☐	☐
Roof covering	slate	"	☐	☐
Chimney			☒	☐
Windows	varied	in-keeping	☐	☐
External doors	Plain wood stone surrounds	As existing	☐	☐
Ceilings			☐	☐
Internal walls			☐	☐
Floors			☐	☐
Internal doors			☐	☐
Rainwater goods			☐	☐
Boundary treatments (e.g. fences, walls)			☐	☐
Vehicle access and hard standing			☐	☐
Lighting			☐	☐
Others (add description)			☐	☐

Are you supplying additional information on submitted drawings or plans?

☒ Yes☐ No

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

Existing Elevations
Existing Plans
Proposed Elevations
" Plans

O+A Statement

10. Demolition

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

If Yes, 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

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)	

Please provide a brief description of the building or part of the building you are proposing to demolish:

--

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

--

11. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include: (you must answer each of the questions)

a) Works to the interior of the building? ☐ Yes ☒ No

b) Works to the exterior of the building? ☒ Yes ☐ No

c) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☐ Yes ☒ No

d) 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, 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):

Proposed plans + elevations

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic Interest? (Note: only one box must be ticked)

Grade I ☐

Ecclesiastical Grade I ☐

Grade II* ☐

Ecclesiastical Grade II* ☐

Grade II ☒

Ecclesiastical Grade II ☐

Don't know ☐

13. Immunity From Listing

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

☐ Yes

☒ No

☐ Don't know

If Yes, please provide the result of the application:

--

14. Certificates

One Certificate A, B, C, or D, must be completed with this application form

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

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Certificate under 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
Duchy of LANCASTER	410 SMITHS GORE (AS APPLICANT).	3.1.12

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Certificate under 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:

14. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Certificate under 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:

--

15. 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 other plans and drawings or information necessary to describe the subject of the application:



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 the completed dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

**16. Declaration**

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

Signed - Applicant:

--

Or signed - Agent:

<i>J. Lowe</i>

Date (DD/MM/YYYY):

3-1-12

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

--	--	--

Country code: Mobile number (optional):

--	--

Country code: Fax number (optional):

--	--

Email address (optional):

--

18. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

01200	429967	
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Country code: Mobile number (optional):

--	--

Country code: Fax number (optional):

--	--

Email address (optional):

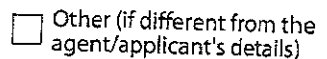
jessica@ajh-associates.co.uk

19. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?



If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)



If Other has been selected, please provide:

Contact name:

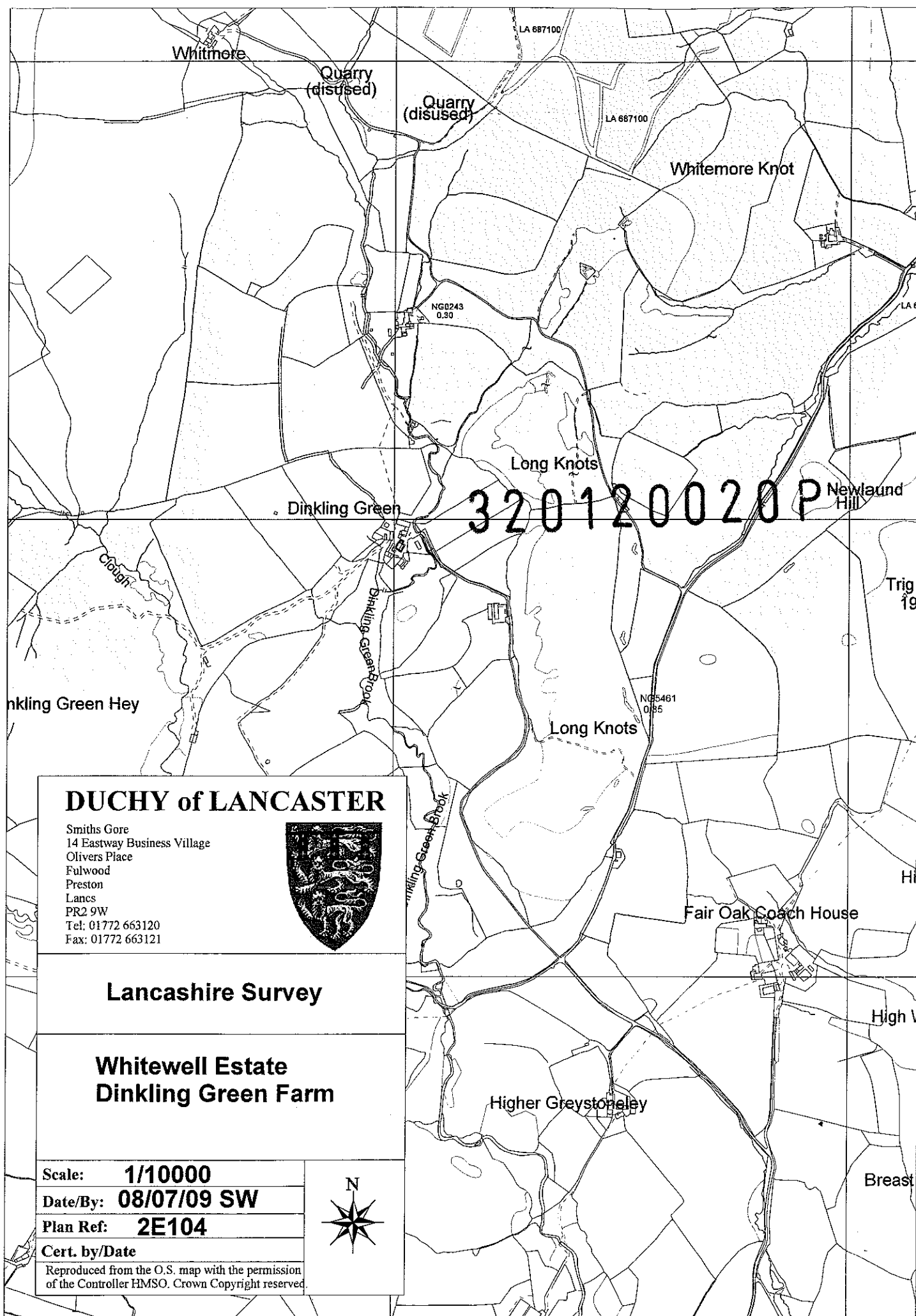
--

Telephone number:

--

Email address:

--



DUCHY of LANCASTER

Smiths Gore
14 Eastway Business Village
Olivers Place
Fulwood
Preston
Lancs
PR2 9WT
Tel: 01772 663120
Fax: 01772 663121



LANCASHIRE SURVEY WHITEWELL ESTATE

Dinkling Green Farm Cottage

Scale: **1:500**

Date/By: **08/06/2006 GFP**

Plan Ref: **2/E0109**

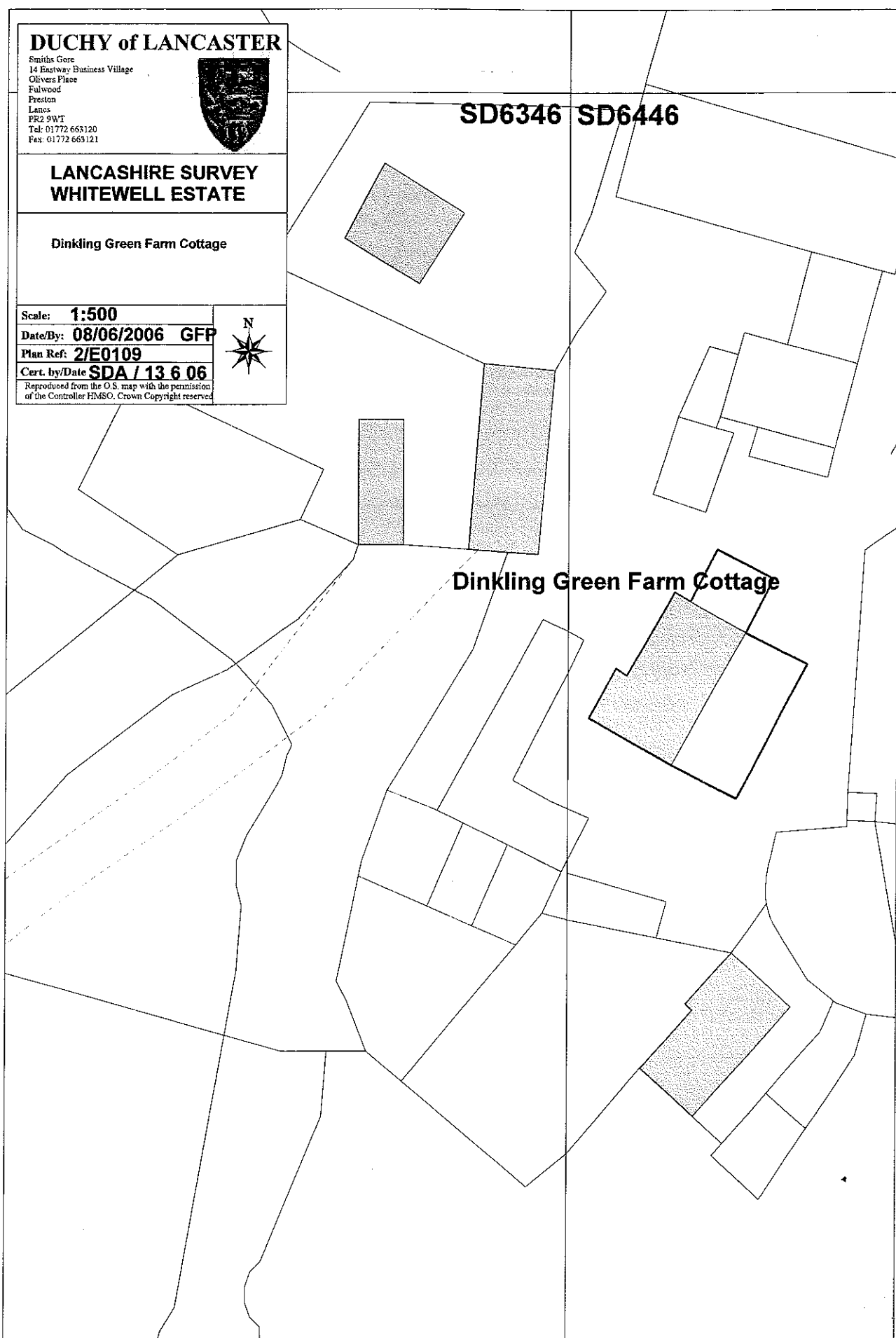
Cert. by/Date **SDA / 13 6 06**

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SD6346 SD6446

Dinkling Green Farm Cottage



Design and Access Statement

For

Dinkling Green Farm House

at

Bowland with Leagram, Lancashire

320120020P

Report Completed By

Jessica Townson
AJH Associates
21 Deanfield Court
Clitheroe
Lancashire
BB7 1QS

1 Introduction

- 1.1 This design and access statement is written in line with *"Design and Access Statement How to write, read and use them"* (CABE, 2007) as required by *"The Circular Guidance on Changes to the Development Control System"*
- 1.2 The aim of this document is to appraise the context of the development in relation to the planning policy guidance, the design of the proposal, and the underlying influences on the submission.
- 1.3 This document should be read in conjunction with the drawings and documentation submitted with the application.

2 Listed Building

- 2.1 Grade II Listed Building description "Farmhouse, 'J H 1822' over back door. Sandstone rubble with slate roof. 2 storeys, 3 bays. Windows sashed with glazing bars in plain stone surrounds. Door has plain stone surround and is between the 1st and 2nd bays. Chimney on left-hand gable and between 2nd and 3rd bays."

3 Proposal

- 3.1 To make alterations to the rear external elevation of the property, by the inclusion of a porch.

4 Use

- 4.1 The creation of a porch shall allow for storage of outdoor clothing and reduce drafts through the dwelling.

5 Design

- 5.1 The addition of the porch shall not detract from the dwelling as its mass is insignificant to the main farmhouse.
- 5.2 All alterations to the external of the property shall be made in the same materials as existing. The alterations are designed to improve the property both internally and externally whilst maintaining its listed features of the dwelling.

6 Landscaping

- 6.1 There shall be no alterations to the landscaping.

7 Access

- 7.1 Access to the new dwelling shall not alter.

8 Appraising the Context

- 8.1 All of the proposed alterations are designed to improve the appearance of the property and to improve the internal layout and ambiance of the building. None of the alterations proposed shall cast a shadow upon existing features.
- 8.2 The proposal shall not cause any great alterations to the external appearance of the dwelling and shall maintain all existing listed features.
- 8.3 On completion the porch shall allow a store for outdoor clothing and footwear and create a draft stopper to the rest of the building.

The proposal shall barely interfere with the farm yard and shall improve the rear elevation of the property. All listed components and elevations shall be maintained. The proposal shall not have any impact on the listed attributes of the property.

Heritage Statement

For

Dinkling Green Farm House

at

Bowland with Leagram, Lancashire

320120020P

Report Completed By

Jessica Townson
AJH Associates
21 Deanfield Court
Clitheroe
Lancashire
BB7 1QS

1 Introduction

- 1.1 This Heritage Statement has been written with the aim in to evaluate the development in relation to its location within the heritage and conservation area of Bowland with Leagram, the design of the proposal, and the underlying influences on the submission.
- 1.2 This document should be viewed in conjunction with the drawings submitted with the application.

2 Listed Building

- 2.1 Grade II Listed Building description "Farmhouse, 'J H 1822' over back door. Sandstone rubble with slate roof. 2 storeys, 3 bays. Windows sashed with glazing bars in plain stone surrounds. Door has plain stone surround and is between the 1st and 2nd bays. Chimney on left-hand gable and between 2nd and 3rd bays."

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- 5.2 All alterations to the external of the property shall be made in the same materials as existing. The alterations are designed to improve the property both internally and externally whilst maintaining its listed features of the dwelling.

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- 6.1 There shall be no alterations to the landscaping.

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- 7.1 Access to the new dwelling shall not alter.

8 Appraising the Context

- 8.1 All of the proposed alterations are designed to improve the appearance of the property and to improve the internal layout and ambiance of the building. None of the alterations proposed shall cast a shadow upon existing features.
- 8.2 The proposal shall not cause any great alterations to the external appearance of the dwelling and shall maintain all existing listed features.
- 8.3 On completion the porch shall allow a store for outdoor clothing and footwear and create a draft stopper to the rest of the building.

9 Appraisal of historic photographs

- 9.1 Photographic images dated from 1940 and 1960 are extremely unclear but display a similar mass of buildings from that of today. It is difficult to go into detail as they are so unclear.
- 9.2 The proposed porch is a relatively small area to extend compared to the mass of the dwelling. Its projecting length shall not exceed that of the South most part of the building; containing the kitchen.
- 9.3 From what can be seen the dwelling has not been altered externally for some years, though the images are particularly unclear so we cannot be certain.

The proposal shall barely interfere with the farm yard and shall improve the rear elevation of the property. All listed components and elevations shall be maintained. The proposal shall not have any impact on the listed attributes of the property.

320120020P

Appendix

Arial Photograph circa 1940

Arial Photograph circa 1960

Arial Photograph circa 2011

Arial Photograph circa 1940



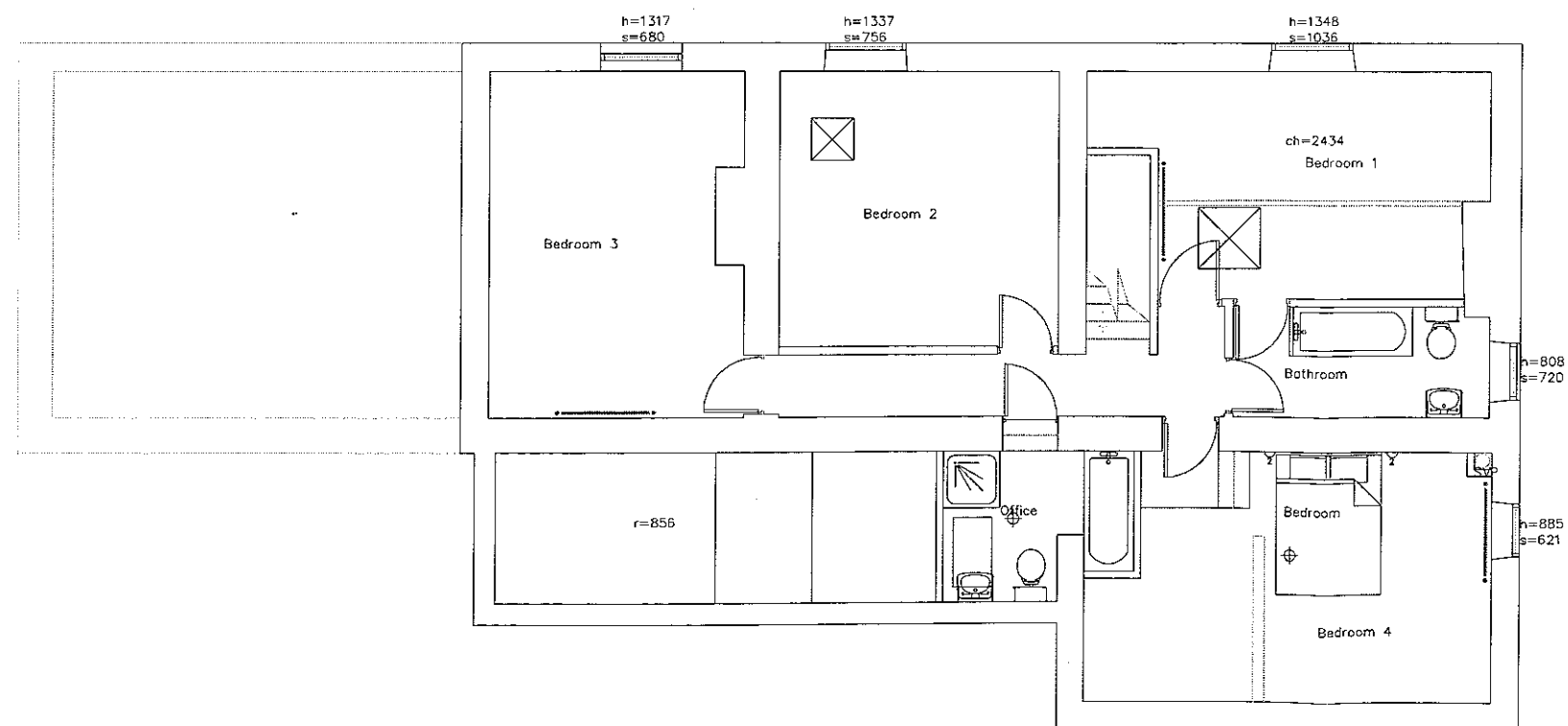
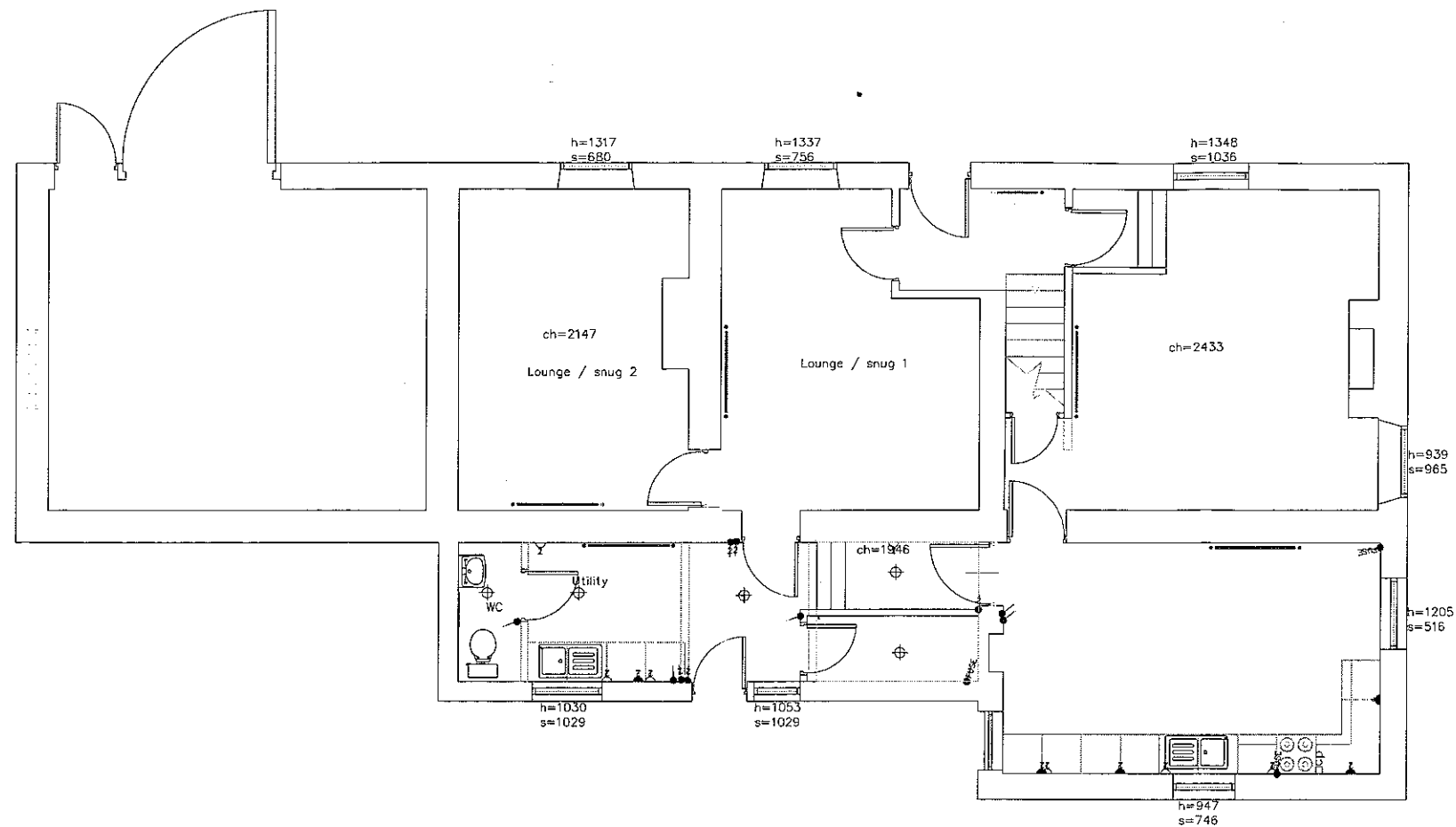
Arial Photograph circa 1960

320120020P



Arial Photograph circa 2010





First Floor

320120020P

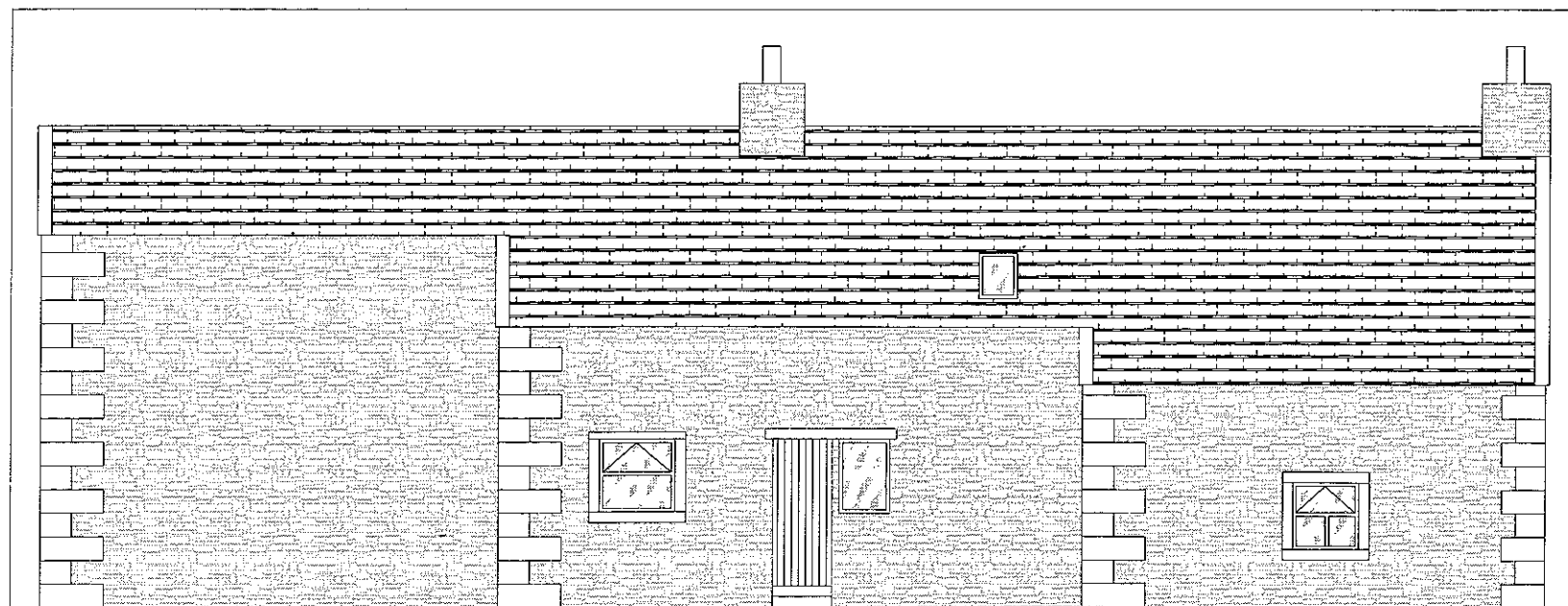
Description		Rev	Date	By
AJH ASSOCIATES Chartered Building Surveyors				
21 Donhead Court Poole, Dorset, BH12 4JH Tel: 01204 859971 Fax: 01204 859972 E-mail: info@ajh-associates.co.uk Web: www.ajh-associates.co.uk		Date 02/10/2009		
Project DUKES GREEN		Scale 1:50		
Drawing EXISTING PLANS		Sheet 2844/101		
DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE.				
THIS DRAWING IS PROVIDED BY OR FOR THE USE OF THE CLIENT. IT IS NOT TO BE REPRODUCED IN ANY FORM OR BY ANY MEANS FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION FROM AJH ASSOCIATES.				



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

320120020P

AJH ASSOCIATES Chartered Building Surveyors	
21 Southfield Court Preston Park Road Chichester West SUS 193 Tel: 01243 420077 Fax: 01243 420045 e-mail: info@ajh-associates.co.uk www.ajh-associates.co.uk	
Client COUNCIL OF LANCASTER CC / SWITHS Q2	Scale 1:50
Project DRAILING GREEN	Date 02/10/2002
Description EXISTING ELEVATIONS	By JT
Checked TH	No 2656/103
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