



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only

Application No:

320120040P

Date received

Fee paid £

Receipt No:

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 BROADHURST Surname:

Company name:

Street address: BROWNHOLE COTES
COW ARK

Town/City: clitheroe

County: lancashire

Country: england

Postcode: BB7 3DE

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: Mr First Name: charles Surname: stanton

Company name: stanton andrews

Street address: 44 York Street

Town/City: Clitheroe

County: Lancashire

Country: United Kingdom

Postcode: BB7 2DL

Telephone number:

Mobile number:

Fax number:

Email address: charles@stantonandrews.co.uk

3. Description of Proposed Works

Please describe the proposed works:

Demolition of existing dilapidated modern extension and replacement with a similar size stone and glazed orangery with modest internal alterations to the kitchen.

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:	BROWSHOLME COTES		
Street address:	CLITHEROE ROAD		
	COW ARK		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 3DE		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	368394		
Northing:	445162		

5. Pre-application Advice

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

☐ Yes ☒ No

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:

Timber and glass

Description of *proposed* materials and finishes:

Dressed stone with glazing

Roof covering - add description

Description of *existing* materials and finishes:

Felt

Description of *proposed* materials and finishes:

Single ply membrane

Chimney - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Windows - add description

Description of *existing* materials and finishes:

Single glazed

Description of *proposed* materials and finishes:

Slimlite double glazing

External doors - add description

Description of *existing* materials and finishes:

Glazed

Description of *proposed* materials and finishes:

Glazed

Roofs - add description

Description of *existing* materials and finishes:

Plaster

Description of *proposed* materials and finishes:

Plaster

Internal walls - add description

Description of *existing* materials and finishes:

Plaster

Description of *proposed* materials and finishes:

Plaster

Floors - add description

Description of *existing* materials and finishes:

Stone flags

Description of *proposed* materials and finishes:

Stone flags

Internal doors - add description

Description of *existing* materials and finishes:

Timber 4 panel painted

Description of *proposed* materials and finishes:

Timber 4 panel painted

Rainwater goods - add description

Description of *existing* materials and finishes:

plastic

Description of *proposed* materials and finishes:

Cast iron

Boundary treatments - add description

Description of *existing* materials and finishes:

No change

Description of *proposed* materials and finishes:

No change

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

No change

Description of *proposed* materials and finishes:

No change

Lighting - add description

Description of *existing* materials and finishes:

No change

Description of *proposed* materials and finishes:

No change

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

Location Plan
For the planning application
PL1-2 Existing and Proposed Plans and Elevations
For the Listed Building Application
LB1-2 Existing and Proposed Plans and Elevations
Heritage Appraisal
Justification Statement

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

What is the total volume of the listed building?

1534.0000 m³

What is the volume of the part to be demolished?

81.000000 m³

What was the date (approximately) of the erection of the part to be removed?

Month: Year: 1970s

(Date must be pre-application submission)

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

The existing glass and timber conservatory is in very poor condition. The softwood timber framing is rotten in part and there is water ingress through the felt roof. Whilst there is some heating the conservatory has suffered from condensation, lack of insulation and a general deterioration of the sub stand building fabric.

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

The conservatory was built in the 1970's when the building was converted/extended from a barn into a dwelling. It looks and feels like a short term solution. It is intended to replace the conservatory with a stone and glazed orangery, more in keeping with the property.

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):

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

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

320120040P

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: ☐

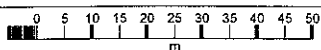
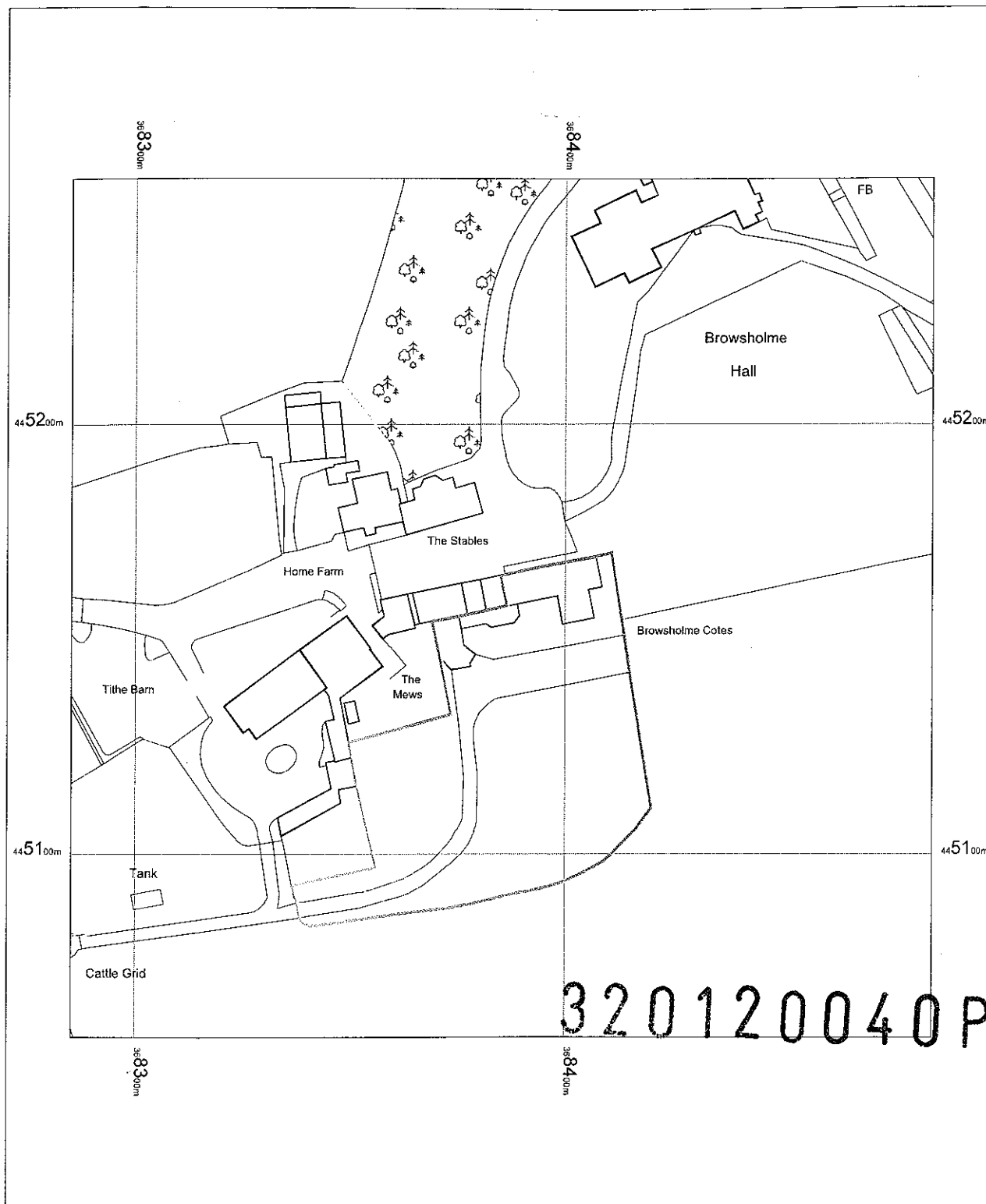
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

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

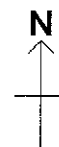


Browsholme Cotes
BB7 3DE

OS Mastermap
09 January 2012, ID: MDP-00119213
www.mapdataportal.co.uk

1:1250 scale print at A4 Centre: 368385 E 445157 N

©Crown Copyright Licence no. 10001998



Maps © Malcolm Hughes Ltd
Tel: 0161 926 0650

Browsholme Cotes

Browsholme, Lancashire



Proposed Extension
Heritage Statement

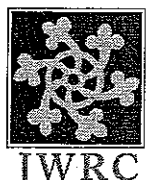
320120040P

December 2011

JWRC
Chartered Building Surveyors & Historic Building Consultants
23 West Street
Morecambe
Lancashire LA3 1RB

01524 833371

enquiries@jwrc.co.uk



1.0 Introduction

1.1 The Report and Survey

This Statement has been commissioned by Stanton Andrews Architects on behalf of the owners of Browsholme Cotes. It is intended to provide an appraisal of the architectural and historic significance of the house and its setting, and of the impact of the proposed replacement of a timber conservatory with a masonry extension on that significance.

The building was examined by Jonathan Ratter BA MA DipSurv IHBC MRICS on 28th November 2011. Photographs taken at that time are included as Appendix 1 to this report.

2.0 The Building and its Setting

2.1 Age and Significance

Browsholme Cotes forms part of a group of Grade II Listed buildings around a farmyard to the south-west of Browsholme Hall, which is a substantial early 17th century house that is Listed Grade I. Confusingly, its address in the List is given as 'Pair of houses at east end of southern side of farmyard, and barn adjoining to west'. The adjoining barn referred to is in separate ownership as part of the Browsholme estate. The first edition of the twenty-five inch Ordnance Survey map shows what is now Browsholme Cotes divided into two, and it is possible that the address repeats that of a Grade III entry in the previous Provisional List. The current List entry describes only the front (north) elevation. This is clearly the most important elevation as it is inter-visible with the other Listed buildings and forms part of the approach to Browsholme Hall itself. The rebated and chamfered mullioned windows and the moulded door surrounds and shaped door lintel suggest a late 17th century date, and the two small chamfered window surrounds on the ground floor are of the type that usually lit firehoods or inglenook fireplaces. However, the stone surrounds to the other ground-floor windows appear to be more recent, there is evidence in the stonework that the right-hand bay has been raised in height, and modern damp-proof courses visible over some of the window lintels are evidence of significant late 20th century restoration. It is now difficult to understand how the building developed.

Extracts from the deeds for the property, in the possession of the current owners, show that it was being used as a farm building when it was bought from Colonel Parker of Browsholme Hall in 1970 by Donald Peacock, a local architect. He converted it into a house for himself and his family. He appears to have maintained the appearance of the front elevation but he radically altered the interior, creating a double-height staircase hall and adding a rear wing containing a large drawing room with exposed reclaimed roof trusses. The rear, south-facing, elevation seems to have been completely rebuilt: an aerial photograph taken in 1960 (Figure 2) shows the barn-like appearance of the rear at that time, and the lack of window openings. The first edition of the six inch Ordnance Survey map (Figure 1) shows a garden to the south of the buildings, and the aerial photograph seems to show the overgrown remains of a walled garden. The projecting wing, although built of local squared water-shot sandstone, is entirely missing in the photograph and must have been built after 1970 using reclaimed stone. The chamfered window surrounds of 19th century type (now with concrete sills) must also be reclaimed as they are not shown in the photograph. In

converting the building and laying out the garden care was taken to provide distant views to the south and to supplement existing planting to screen the property from the grounds of the Hall to the east. This means that there are no significant public views of the rear of Browsholme Cotes, where an extension is now proposed.

The rear elevation of the house appears to date entirely from the post-1970 rebuilding, when the porch and projecting drawing room wing were added and the rear wall was re-faced with re-used 19th century watershot sandstone. The wing has two pairs of French doors in reclaimed chamfered surrounds, and the rear wall of the house has similar surrounds (with concrete sills) to timber windows, the apparent size of the ground-floor windows being reduced by having a central mullion.

The grounds of the property extend behind the attached barn, which remains in the ownership of the Browsholme estate and which has no openings at the rear. Overlapping the house and barn is a large conservatory which, although hidden from public view, has a somewhat incongruous appearance. It is built of white-painted timber with shiplap cladding and a polycarbonate roof. It has 'Gothick' glazing, but the proportions of the openings mean that it is neither a good late 20th century design nor a well-detailed pastiche of a 19th century conservatory. It is now in poor condition.

320120040P

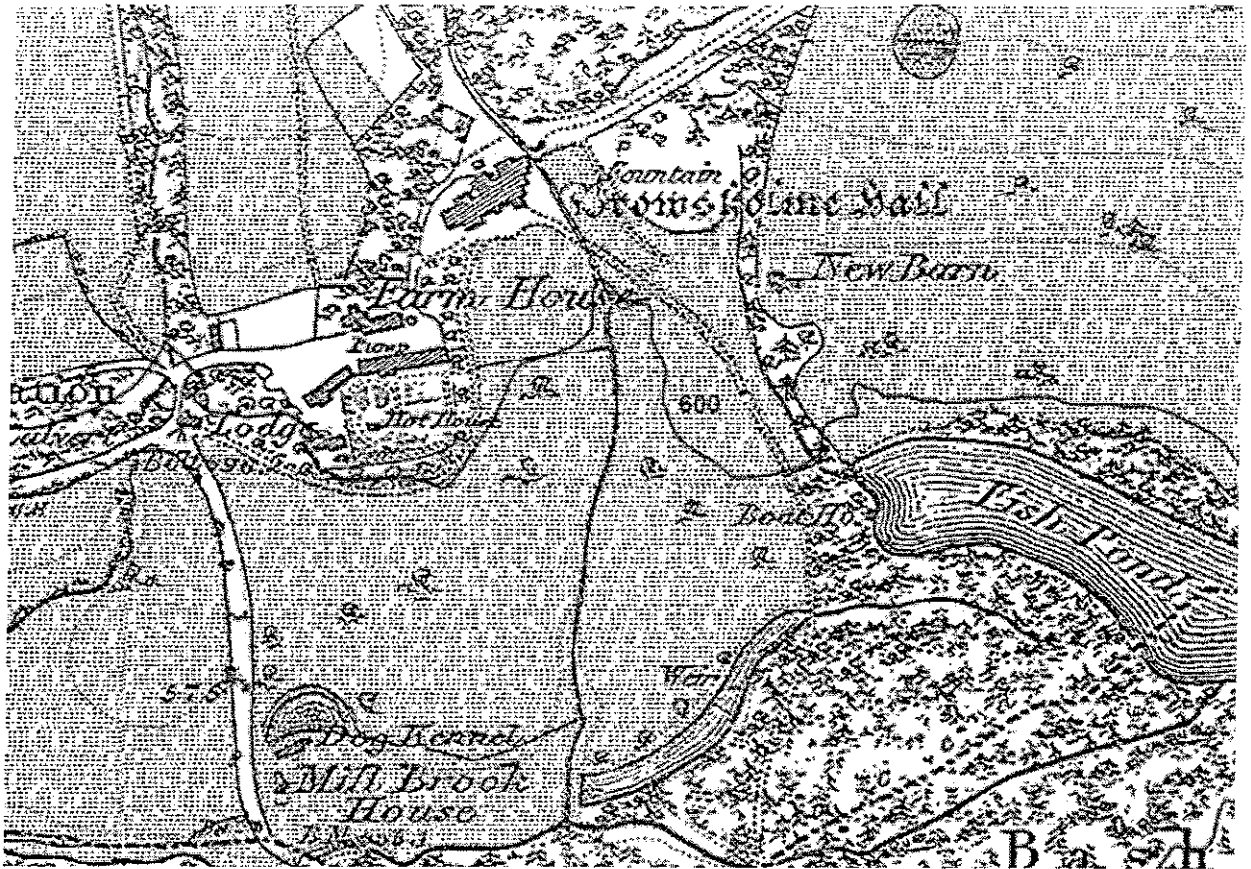
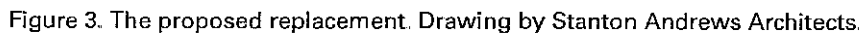


Figure 1. The first edition of the six-inch Ordnance Survey map, surveyed in 1847.



Figure 2. An aerial photograph taken in March 1960 by Robert Parker, showing the rear of the property before residential conversion. Reproduced from an Historic Building Record of a Barn at Home Farm, Browsholme Hall, produced by Stephen Haigh, Buildings Archaeologist, as a condition of planning consent for conversion.

It is proposed to replace the present conservatory with a simple single-storey extension using materials that match the main house (natural stone, timber windows and a glass rooflight), maintaining an existing link to an outbuilding at the rear of the adjoining barn. The form, with full-height windows glazed in small panes and a roof behind a parapet, will resemble an orangery and will balance the existing projecting wing. The proposal will involve converting an existing rear window to an internal opening, but the stone window surround dates from the 1970s conversion work and was moved from elsewhere at that time.



320120040P

3.0 Conclusions

The proposal will have no effect on the north elevation, which is of the most architectural and historic significance, and will not be visible from any of the surrounding buildings or any public roads or footpaths. The south elevation, facing the garden, appears to have been completely rebuilt in the 1970s using reclaimed walling stone and window surrounds. Although the quality of the materials and workmanship is good, it is not of special architectural or historic interest. The present timber conservatory detracts from the character and appearance of the building and is in poor condition. Its proposed replacement will use more appropriate materials and be of a higher design quality.

Appendix 1

Photographs

320120040P

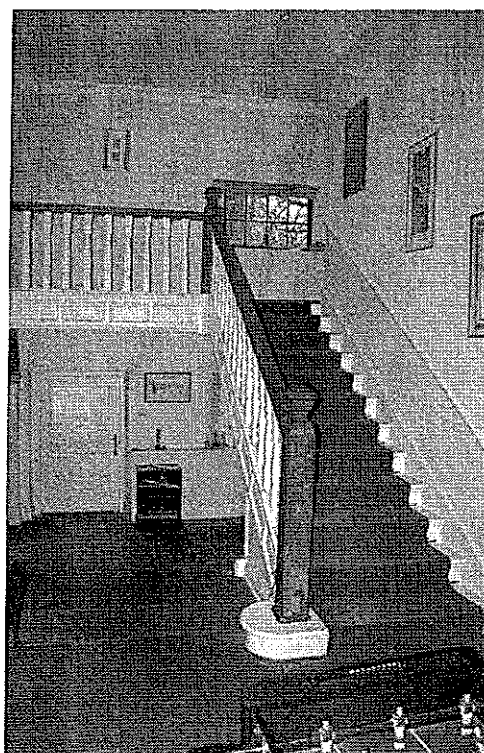
Photograph 1
Looking towards the farmyard. All the buildings in the photograph are Listed.



Photograph 2
The north elevation of Browsholme Cotes, with the Listed barn to the right.

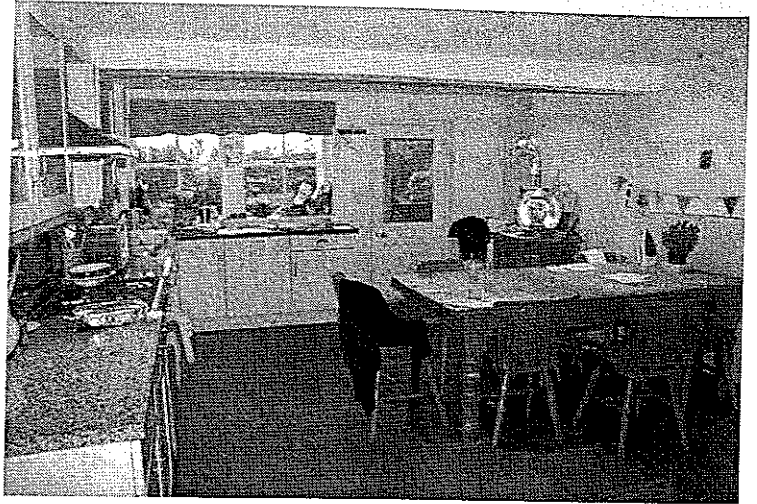


Photograph 3
The double-height entrance hall, with a reclaimed 19th century staircase installed in the 1970s.



Photograph 4

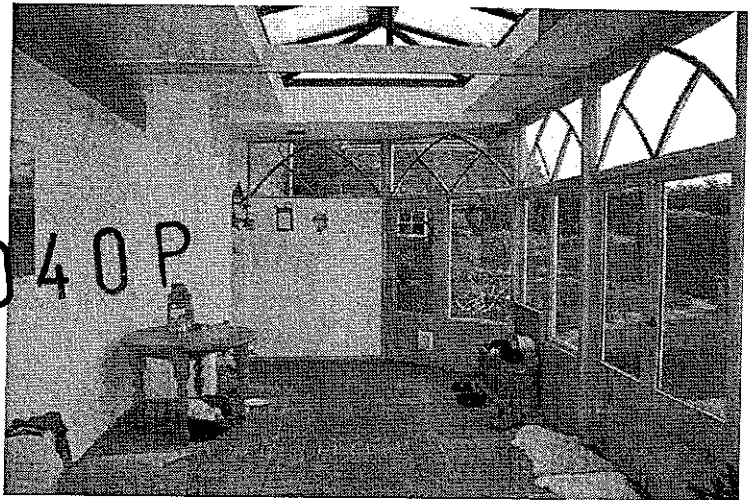
The kitchen. To the right of the table is a dis-used 19th century plain fireplace surround. The window would be removed to create an opening into the proposed extension.



Photograph 5

The interior of the conservatory.

320120040P



Photograph 6

The rear (south) side of the house. The projecting wing and porch are 1970s additions.



Photograph 7

The rear of the house, with the existing timber conservatory.



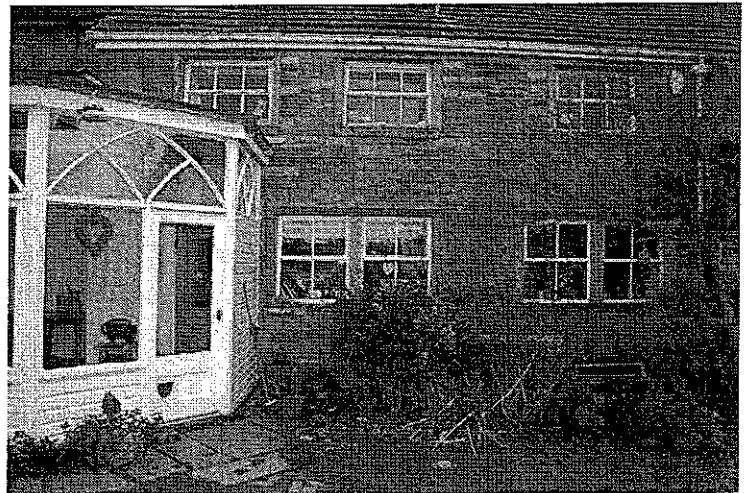
Photograph 8

The kitchen window. This appears to be a re-used 19th century stone surround. It has a concrete sill.



Photograph 9

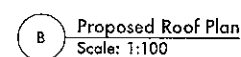
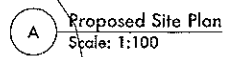
The rear wall of the house. The watershot sandstone walling is 19th century and matches the stonework of the 1970s extensions. It seems that the entire wall was re-faced with re-used stone at that time.



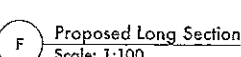
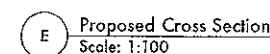
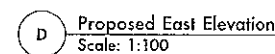
Photograph 10

The view from the rear of the house. Trees screen it from the grounds of Browsholme Hall.



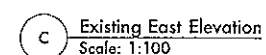
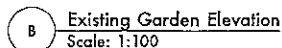
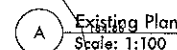


C Proposed Garden Elevation
Scale: 1:100



11.47/LB 2 B





320120040P

11.47/LB 1 B
REV.
1 to 100 @A1
1 to 200 @A3



Stanton Andrews Limited

Browsholme Cotes

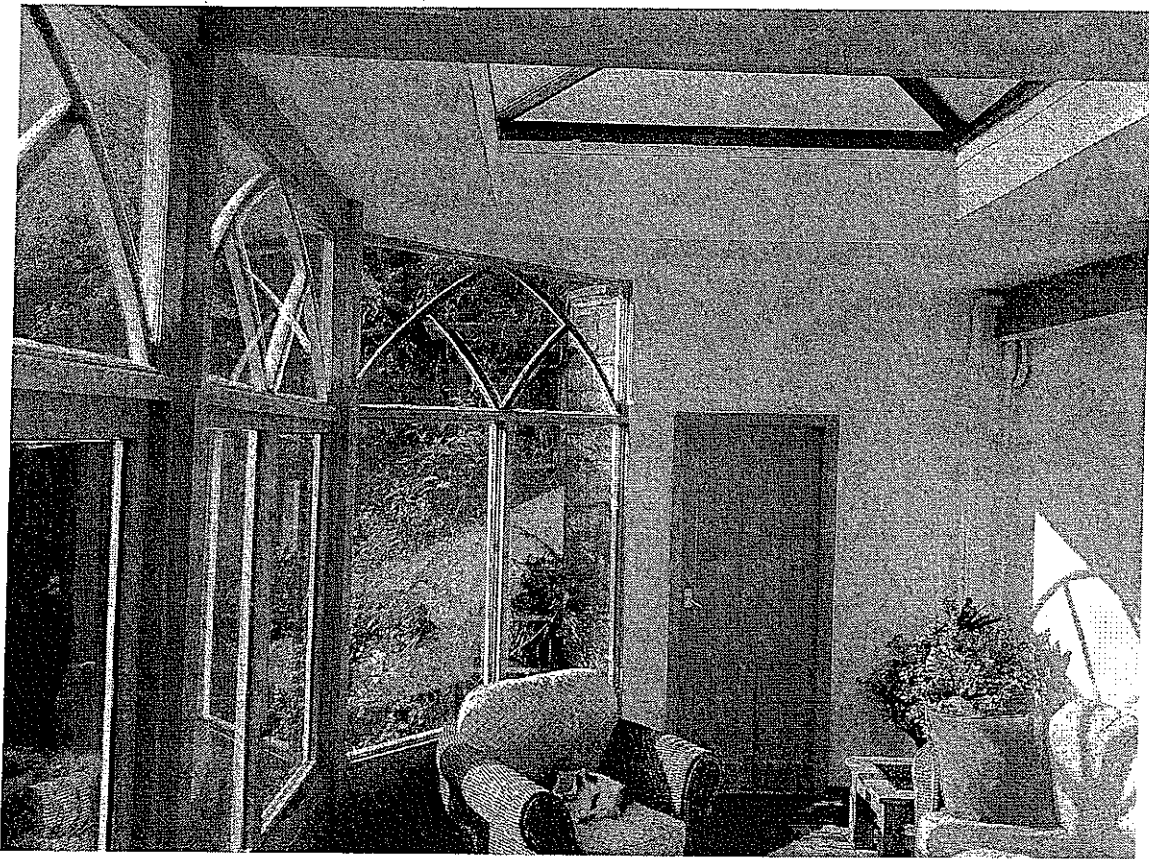
Browsholme,

Lancashire

BB7 3DE

320120040P

Justification Statement



Introduction

This application seeks to replace an existing but dilapidated timber and glass conservatory built in the 1970's with a stone and glass orangery that better matches the property.

Alteration

The rear elevation as the heritage statement makes clear was rebuilt in the 1970's with reclaimed stone, new windows and concrete sills, little if anything is original. The historic heritage value to the property is the north elevation that faces the courtyard and surrounding properties. This is unchanged in the proposals.

The replacement extension will be of similar internal dimensions (length, width and height) as the original conservatory and will maintain the same canted junction to the existing house. As well as replacing the walls and roof; the existing floor, which is in poor condition will be replaced. The other area of alteration is the opening up of the window and doorway to give a better link between the house and extension. The proposed, like the existing, is only visible from the garden as it is screened by garden walls and the garage. It is anticipated that there will be no significant damage to the landscaping or context of the property.

Benefits

The new extension will be of much better quality materials than the existing conservatory and better match the much-altered character of the rear elevation. It will significantly reduce heat loss from the property allowing the extension to be used more fully. The original extension was conceived as a glass box with views to the south over the garden and grounds beyond. Currently it is little more than a wide corridor as it can be unbearably cold in winter and over-hot in summer.