



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

Date received

Fee paid £

Receipt No:

320120044P

Application for consent to display an advertisement(s)

Town and Country Planning (Control of Advertisements) (England) Regulations 2007

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:		First name:	
Last name:			
Company (optional):	SMITHS GORE		
Unit:		House number:	
		House suffix:	
House name:	C/O AGENT		
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:	MISS	First name:	JENNIFER
Last name:	HADLAND		
Company (optional):	SMITHS GORE		
Unit:		House number:	26
		House suffix:	
House name:			
Address 1:	CONISCLIFFE ROAD		
Address 2:			
Address 3:			
Town:	DARLINGTON		
County:	DURHAM		
Country:			
Postcode:	DL3 7JX		

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

4. 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?

5. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

6. Authority Employee / Member

With respect to the Authority, I am: Do any of these statements apply to you?

- (a) a member of staff ☐ Yes ☒ No
(b) an elected member ☐ Yes ☒ No
(c) related to a member of staff
(d) related to an elected member

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

7. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s):

REPLACEMENT FASCIA SIGN AND
REPLACEMENT PROJECTING SIGN

Please indicate the number of the following types of advertisement(s) you are applying for:	Number of advertisement(s)
Application for fascia sign(s)	1
Application for a projecting or hanging sign(s)	1
Application for a hoarding(s)	
Other	

If you selected Other, please describe:

8. Location of Advertisement(s)

Is the advertisement you are applying for already in place? ☐ Yes ☒ No

If Yes, please provide details of when the use or work started:

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

☒ Yes ☐ No ☐ Not applicable

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photographs.

PHOTOGRAPH 1: PREVIOUS SHOP FRONTAGE

PHOTOGRAPH 3: PROPOSED SHOP FRONTAGE

Will the proposed advertisement(s) project over a footpath or other public highway? ☒ Yes ☐ No

9. Advertisement Period

Please state the period of time for which consent is sought for the advertisement:

From

01/04/2012

To

ONGOING

date (DD/MM/YYYY)

10. Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed?

☐ Yes☒ No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained?

☒ Yes☐ No

If No, why not?

11. Details of Proposed Advertisement(s)

Please provide a full description of each proposed advertisement (e.g. fascia sign, box sign, projecting sign, hoarding, flag etc)

	Advertisement 1	Advertisement 2	Advertisement 3
Type:	FASCIA SIGN	PROJECTING SIGN	
a) The height from the ground to the base of the advertisement (in metres)	AS EXISTING 3000mm	AS EXISTING 3800mm	
b) The dimensions of the proposed advertisement (H x W x D) (in metric)	480 x 4200 x 0 (mm)	400 x 600 x 20 (mm)	
c) The maximum height of any of the individual letters and symbols (in metric)	350mm	90mm	
d) The colour of the text and background	DARK GREEN BACKGROUND WITH LIGHT GREEN AND WHITE TEXT	DARK GREEN BACKGROUND WITH LIGHT GREEN AND WHITE TEXT	
e) Materials of the proposed sign(s)	VINYL LETTERING	ALUMINIUM PANEL WRAPPED IN VINYL FILM	
f) The maximum projection of advertisement from the face of the building	1 mm	NO FURTHER THAN EXISTING.	
Will any of the sign(s) be illuminated	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☐
If Yes for any of the proposed signs, answer g), h) and i)			
g) Details of method of illumination (internally illuminated/externally illuminated)			
h) illuminance levels (cd/m ²)	N/A		
i) Will the illumination be static or intermittent?			

12. 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: ☒

Drawings

The drawing of the proposed advertisement should show its dimensions and position on the land or building in question. For a sign, the drawing should indicate the materials to be used, fixings, colours, height above the ground and, where it would project from a building, the extent of the projection. A site location plan should also be provided which identifies the proposed position of the advertisement and location of the site by reference to at least two named roads. It should be drawn to an identified scale and show the direction of North. Ordnance Survey maps are not required. Photographs and photomontages may be used. The original and 3 copies of each drawing should be provided: ☒

Description of signs, size and illumination

The type of each sign for which application is being made, e.g. fascia, projecting box, pole-mounted free-standing, should be shown, together with the dimensions of each sign. If any of the signs are to be illuminated please describe the type of illumination, e.g. internal, external, floodlight, etc, and whether the illumination will be static, flashing, or have moving parts. The original and 3 copies of each description should be provided: ☒

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of north: ☒

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒

The correct fee: ☒

Owner's consent:

It is a condition of every consent granted by or under the Regulations that, before displaying any advertisement, the permission of the owner of the land or other person entitled to grant permission must be obtained. To display any advertisement without this permission is an offence, open to immediate prosecution.

Where the site is within the boundaries of a highway, evidence that the application is acceptable to the highway authority must be provided.

13. Declaration

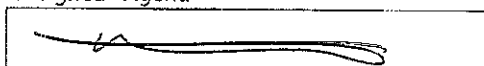
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):





05/01/2012 (date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional): jennifer.hodland@smithsgore.co.uk

16. 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)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:





Email address:



**Application for Consent to Display an Advertisement at 5 Church Street,
Clitheroe**

Prepared and submitted by Smiths Gore

We are proposing a replacement fascia sign and replacement projecting sign on the façade of 5 Church Street, Clitheroe.

Sign 1 – Fascia Sign

Materials

The fascia sign will be painted dark green and vinyl lettering will be used for the text and symbols which will be supplied by Signbox.

Colours

The background of the fascia sign will be painted Dark Green (Paradise Green 1 RGr5) with light green and white text which will be vinyl lettering.

It is proposed that front timber windows will be painted grey (Farrow and Ball colour 'Downpipe').

Height from Ground

The height of the fascia sign will be as existing. The height from the ground to the base of the advertisement is 3000mm.

Length of projection

The fascia sign will only project from the façade of the property by a maximum of 5mm.

Dimensions

The dimensions of the fascia sign are 480x4200x0mm (HxWxD).

Sign 2 – Projecting Sign

Materials

The projecting sign will be an aluminium panel wrapped in vinyl film.

Colours

The colour of the projecting sign will include a Dark Green background with light green and white text. This matches the proposed fascia sign.

Height from Ground

The height of the projecting sign will be the same as the height of the existing wrought iron bracket. The height from the ground to the base of the advertisement will be 3800mm.

Length of projection

The length of the projecting sign will be no further than the existing wrought iron bracket.

Dimensions

The dimensions of the projecting sign are 400x600x20mm (HxWxD).

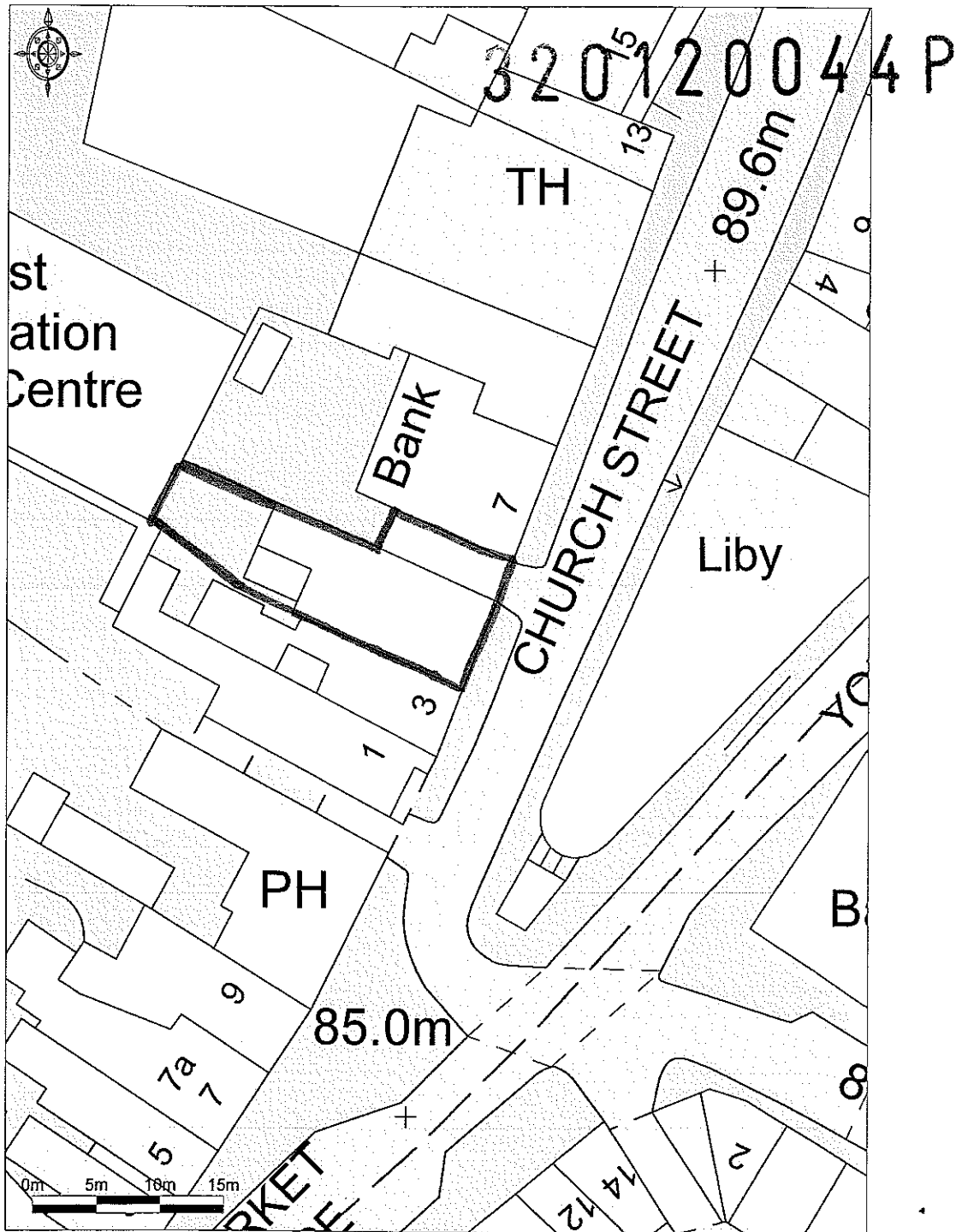
Fixings

The fixings (a wrought iron bracket) to be used for the projecting sign will be as existing (as long as it is strong enough). This can be seen on the photographs which accompany the application.

5 Church Street, Clitheroe

UK AND OVERSEAS PROPERTY CONSULTANTS

SG
SMITHSGORE



Promap

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Licence number 100020449 Plotted Scale - 1:500

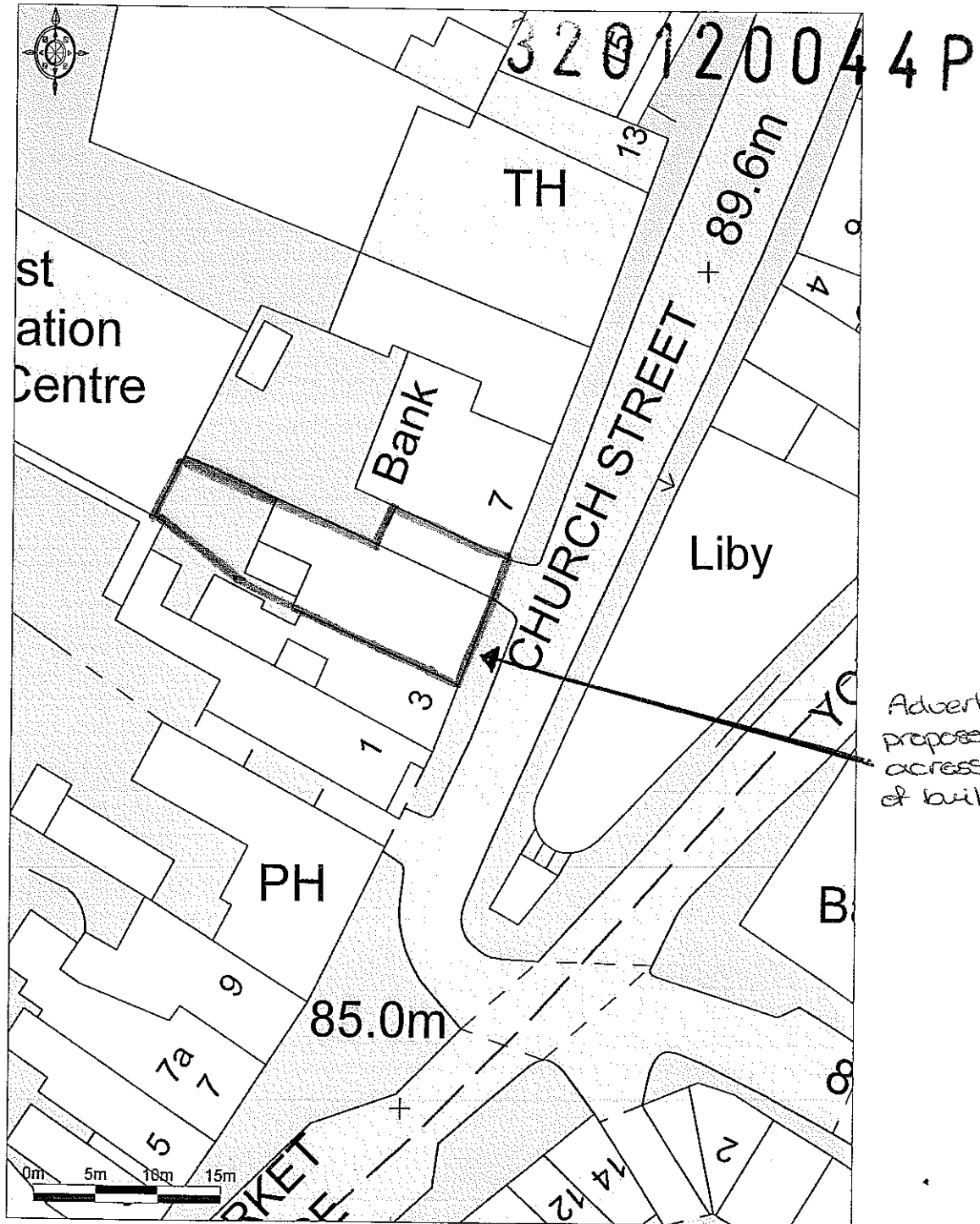
The plan is published for convenience only. Although thought to be correct its accuracy cannot be guaranteed and it does not form part of the contract

LOCATION PLAN
IDENTIFYING
ADVERTISEMENT

5 Church Street, Clitheroe

UK AND OVERSEAS PROPERTY CONSULTANTS


SMITHSGORE



 **Promap**

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Licence number 100020449 Plotted Scale - 1:500

The plan is published for convenience only. Although thought to be correct its accuracy cannot be guaranteed and it does not form part of the contract.

Photograph 1: Previous Shop Frontage

Existing Bracket for
Projecting Sign



Existing Fascia
Sign

320120044P

Photograph 2: Existing Shop Frontage

Existing Bracket for
Projecting Sign



Existing Fascia
Sign

320120044P

Photograph 3: Proposed Signage

Existing Bracket
and Proposed
Projecting Sign

Proposed Fascia
Sign



320120044P

NB: it is proposed that the window frames will be painted grey (Farrow & Ball, colour: Downpipe). Please see Photograph 4 for reference.

Photograph 4: Example of The Smiths Gore Andover Office Signage



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Photograph 5: Projecting Signage

Existing bracket
which will be used
for the projecting
sign

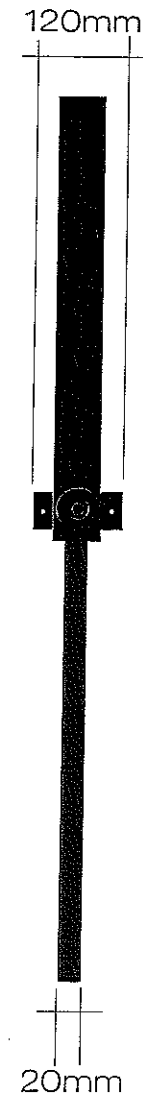


320120044P

EXAMPLE OF
Projecting Signs



panel size 600 x 400mm



320120044P

Corporate dark green background, with corporate colour logos and text

Drawing no: sbx/cdr/Smithsgore/
Revision: 6
Scale: NTS
Drawn by: RGS
Date: 7.12.10
Site:
Contractor: SMITHSGORE



Tel 01784 438688 • sales@signbox.co.uk • www.signbox.co.uk

© signbox ltd

Fascia sign

vinyl 100 micron thick

Tel no: TBC
smithsgore.co.uk

SG SMITHSGORE

size 4200 x 480mm

Corporate dark green background, with corporate colour logos and text

Drawing no: sbx/cdr/Smithsgore/Clitheroe
Revision: 7
Scale: NTS
Drawn by: NW
Date: 06 01 12
Site: Andover
Contractor: SMITHSGORE

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320120044P

**Application for Planning Permission for the Change of Use of '5 Church
Street, Clitheroe'**

Heritage Statement

**Smiths Gore
26 Coniscliffe Road
Darlington
DL3 7JX**

January 2012

Heritage Statement in support of the Application for Planning Permission for the Change of Use of '5 Church Street, Clitheroe' from a Ground Floor Pharmacy (Use Class A1) and Office Space on the First and Second Floors (Use Class B1) to an Estate Agency on the Ground Floor (Use Class A2) and Office Space on the First and Second Floors (Use Class B1) with the Attic and Basement to be used for Storage of Archive Files and General Storage

Introduction

This statement has been prepared at the request of Ribble Valley Borough Council to accompany an application for planning permission to change the use of '5 Church Street, Clitheroe'.

This statement should also be read in conjunction with the Design and Access Statement, as prepared by Smiths Gore.

Planning Policy Context

Ribble Valley Borough Local Plan was adopted in June 1998 and contains policies related to the historic environment. These policies were based on government guidance set down in PPG16 (Archaeology and Planning, 1990) and PPG15 (Planning and the Historic Environment, 1994).

This guidance has now been superseded by Planning Policy Statement 5 (PPS5) 'Planning for the Historic Environment'. PPS5 was published on 23rd March 2010 and sets out the Government's national policies on the conservation of the historic environment along with the accompanying Historic Environment Planning Practice Guide. It provides a framework for the investigation of sites and the management of heritage assets, including Conservation Areas, Listed Buildings, non-listed historic buildings and archaeological remains, which are considered to be a finite and non-renewable resource.

Various policies in the Ribble Valley Borough Local Plan expired in September 2007; however, these do not include policies relating to the historic environment.

Paragraph 6 of PPS5 confirms that planning has a key role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places.

The guidance goes on to suggest that the Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Paragraph 7 of PPS5 recognises that managed change may sometimes be necessary if heritage assets are to be maintained for the long term and Local Planning Authorities should also take account of the wider social, cultural, economic and environmental benefits of heritage conservation.

Policy HE7 of PPS5 sets out a number of general policy principles guiding the determination of applications for consent relating to all heritage assets. Policy HE7.2 suggests, in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations.

Assessment of the Heritage Asset

5 Church Street, Clitheroe, is located within the Clitheroe Conservation Area and is a Grade II Listed building. Please see appendix 1 for further information.

The property was previously used by Lloyds Pharmacy as a pharmacy on the ground floor, with office space on the first and second floor. This application is to change the use from a pharmacy on the ground floor to an estate agency. The first and second floor will continue to be used as office space.

The change of use for the property is in context with the existing uses located on Church Street and will not have an adverse impact on the listed building or the Conservation Area.

There are already existing A2 Use Classes on Church Street. These include an Estate Agency (6-8 Church Street) and a Bank (7 Church Street). This indicates the suitability of further A2 use classes in this area.

We are proposing only minor elements of demolition to the building and this will be detailed within the plans that will be submitted as part of the application for Listed Building Consent. This will be submitted separately by AJH Associates.

In addition, we have submitted an application for Consent to Display an Advertisement at 5 Church Street, Clitheroe. This has been submitted in tandem with the Change of Use application.

Proposed Changes

The proposed fascia of the Estate Agency will be a bespoke design of high quality that will be in keeping with the character of the wider Conservation Area. Further details on the fascia design can be found within the accompanying Design and Access Statement prepared in support of this application, as well as the planning application submitted separately for consent to display an advertisement.

Materials

The application site lies within the Conservation Area of Clitheroe. We therefore propose using high quality materials that are in keeping with the Conservation Area setting and the materials used on the adjacent / surrounding properties.

We will be creating a frontage in keeping with the surrounding area, as well as bringing the wrought iron bracket back into use through the installation of a projecting sign (please see the application for consent to display an advertisement for further details). The re-use of this feature is in keeping with the history and character of the setting of the building.

There are changes proposed to the internal layout and these will be set out in the accompanying existing and proposed layout plans prepared by AJH Associates as part of the Listed Building application.

Listed Building

Please find attached the List Entry Summary from English Heritage providing further details on the Grade II listed building.

Conclusion

320120044P

The proposed change of use to the ground floor of 5 Church Street, Clitheroe (from Use Class A1 to Use Class A2) is in keeping with the existing uses on Church Street and the surrounding area. The alterations to the appearance of the building and the proposed change of use are not considered harmful to the Conservation Area or the Listed Building.

Appendix 1 – List Entry Summary

List Entry Summary

320120044P

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List Entry Number: 1072377

Location

3 AND 5, CHURCH STREET

The building may lie within the boundary of more than one authority.

County: Lancashire

District: Ribble Valley

District Type: District Authority

Parish: Clitheroe

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 30-Sep-1976

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 182797

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CHURCH STREET

1.

5295

(West Side)

Nos 3 and 5

SD 7441 1/133

II GV

2.

Dated 1836 on rain water head and on inscription on one of quoins to left. Moulded eaves cornice and band. 3 storeys, rendered, carved as stone. 2 and 4 windows, most hung sashes with glazing bars. Ground floor to left in channelled rustication with 1 modern window and 3 steps to C19 door of 5 panels, rectangular fanlight. Rusticated ground floor to right with segmental-headed carriage entry and modern shop front with 2 bowed lights with glazing bars, centre door. To left, passage entry with round head.

Nos 1 to 23 (odd) form a group with the Parish Church of St Mary Magdalene, Nos 7 to 13 being buildings of local interest only.

Listing NGR: SD7439341943

Selected Sources

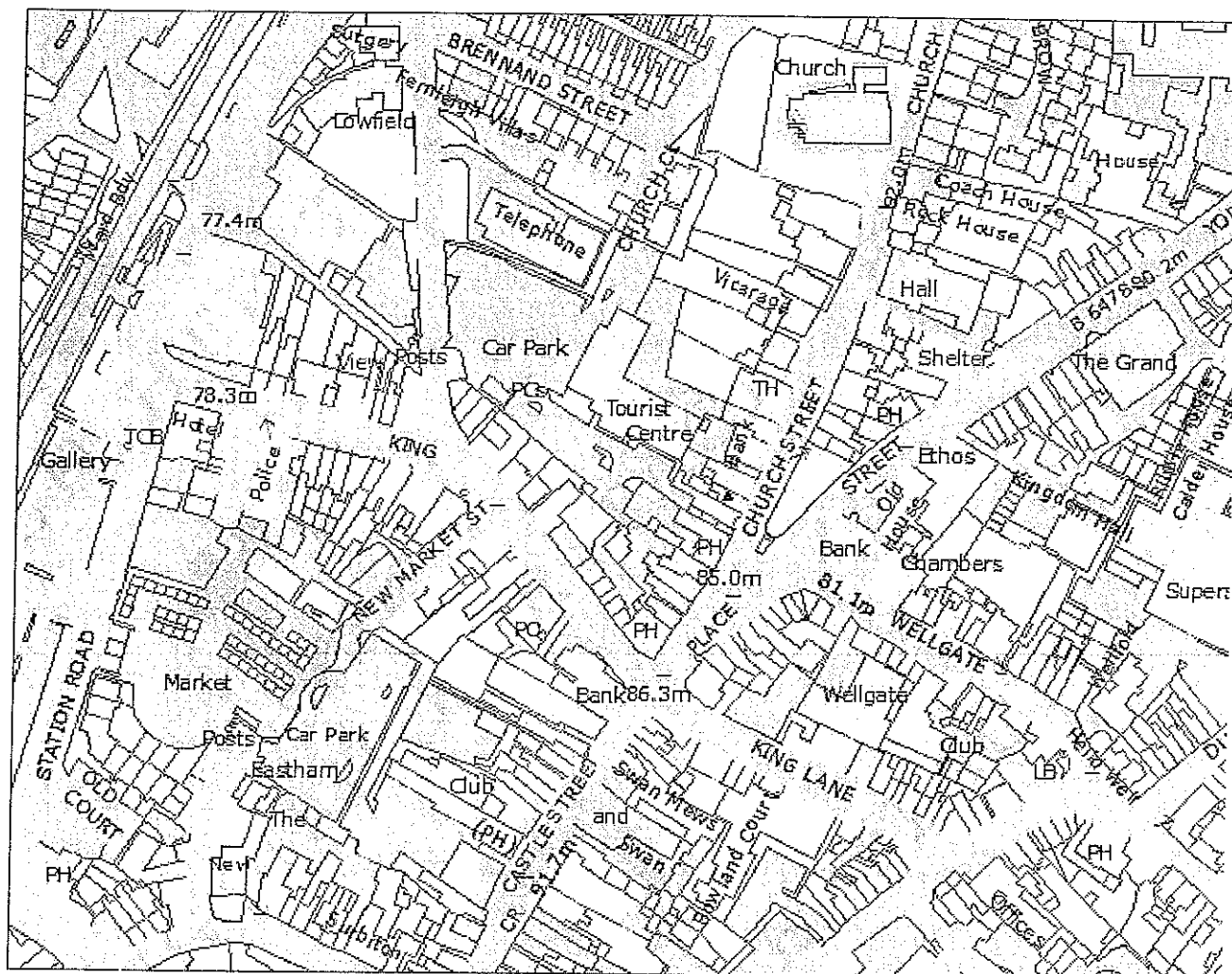
Legacy Record - This information may be included in the List Entry Details.

Map

320120044P

National Grid Reference: SD 74393 41943

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1072377.pdf](#)



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number 102006.006.

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