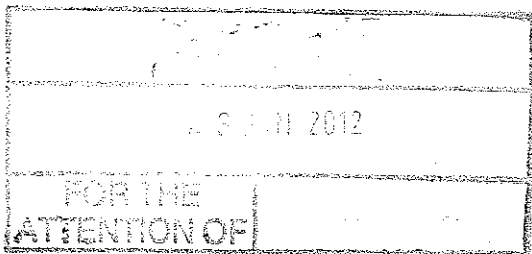




RIBBLE VALLEY
BOROUGH COUNCIL



For office use only

Application No: 320120079P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission. Town and Country Planning 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: RICHARD
Last name: WILSON
Company (optional): /
Unit: House number: House suffix:
House name: NEWINGS
Address 1: COAL PIT LANE
Address 2: GIBBURN
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 4JH

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: OGANFIELD COURT
Address 1:
Address 2:
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 1QS

3. Description of the Proposal

Please describe the proposed development, including any change of use:

THE EXTENSION OF THE WINE BAR TO CREATE A
CLOAK ROOM AREA SINGLE STOREY.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use 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: 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:

5. Pre-application AdviceHas 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?

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

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / MemberWith 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

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	STONE	AS EXISTING	☐	☐
Roof	\$ 250 TILES + FLAT ROOF SECTIONS	FLAT FELT ROOF WITH STONE PARAPET	☐	☐
Windows	SASH	SASH	☐	☐
Doors	TIMBER	TIMBER	☐	☐
Boundary treatments (e.g. fences, walls)	STONE WALLS	STONE WALLS	☐	☐
Vehicle access and hard-standing			☐	☐
Lighting			☐	☐
Others (please specify)			☐	☐

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:

EXISTING PLANS 2849/101	O&A STATEMENT
EXISTING ELEVATIONS 2849/102	LOCATION PLAN 2849/1301
PROPOSED PLANS 2849/201	SITE PLAN 2849/1302
PROPOSED ELEVATIONS 2849/202	

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	N/A		
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

NO DRAINAGE

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☒ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

PERIPHERAL TO WINE BAR

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=

Total existing residential units (E+F+G+H)=

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential FloorspaceDoes your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐			6	6
Assembly and leisure	☐				
OTHER	☐	6			
CAZ PARK PERIPHERY	☐				
Please Specify	☐				
Total		6	6	6	6

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.001

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22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

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24. Ownership Certificates

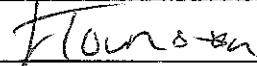
One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):


17.01.2012**CERTIFICATE OF OWNERSHIP - CERTIFICATE B****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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):

--

25. 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

Signed - Applicant:

--

Or signed - Agent:

<i>J. Lannon</i>

Date (DD/MM/YYYY):

17.01.2012

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. 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 correct fee: £170 ☐

The original and 3 copies of the 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 a design and access statement, if required (see help text and guidance notes for details): ☐
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 the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☐
☐ The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☐

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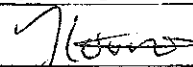
27. Declaration

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):



17.01.2012

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01200	429967	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

jessica@ajh-associates.co.uk

30. 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:

Design and Access Statement

For

Carlito's Wine Bar

at

York Street, Clitheroe, Lancashire

320111079P

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 Proposal

- 2.1 To make alterations to the side external elevation of the property.
- 2.2 The proposal is to erect a single storey cloakroom to the side of the property.
- 2.3 The cloakroom shall have the ability to be accessed internally from under the existing stairs and externally for fire safety purposes.
- 2.4 The materials used shall be the same as those in the existing dwelling.
- 2.5 The proposal shall be of a flat roof design with a parapet wall.
- 2.6 There shall be 2 no windows to the front elevation; these shall match the existing sash windows.

320111079P

3 Use

- 3.1 The extension shall allow for a cloakroom for the existing wine bar, Carlito's.

4 Design

- 4.1 The alterations to the property are designed to be in keeping with the surrounding area, and to blend in with the property and with the rest of the properties in the location.
- 4.2 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.

5 Landscaping

- 5.1 There shall be no alterations to the landscaping.

6 Access

- 6.1 Principal access to the property shall not alter.

- 6.2 There shall be a personnel door to the rear of the cloakroom; this is mainly for means of escape.

7 Appraising the Context

- 7.1 All of the proposed alterations are designed to improve the appearance of the property and to improve the internal layout to create a cloakroom area for storage for the Wine Bar. None of the alterations proposed shall cast a shadow upon existing features or properties in the area.
- 7.2 The proposal shall not cause any great alterations to the street scene of York Street and shall maintain all existing features.

The proposal shall in no way interfere with the street scene. All features of the existing building shall be maintained.

320111079P

Historical Merit Statement

For

Carlito's

at

York Street, Clitheroe, Lancashire

320111079P

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 Clitheroe, 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 The building is not listed.

320111079P

3 Proposal

- 3.1 To make alterations to the side external elevation of the property, proposal is to create a cloakroom area to the ground floor to include external means of escape.
- 3.2 To the front elevation there shall be an extension at ground floor to include 2no windows.
- 3.3 The front elevation's windows shall be sash windows to match the existing.
- 3.4 The elevations shall be stone as to match the exiting, with a flat roof, hidden by a parapet wall.

4 Use

- 4.1 The extension shall be used as a cloakroom area for the wine bar.

5 Design

- 5.1 The alterations to the property are designed to be in keeping with the surrounding area, and to blend in with the property and with the rest of the properties in the location.
- 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 buildings layout and maintain the street scene of York Street.

6 Landscaping

- 6.1 There shall be a tree removed, our Client has spoken with David Hewitt who said he would be happy for a tree to be removed off site should there

be another relocated on site (please find attached a site plan detailing this).

7 Access

- 7.1 Access to the new property shall not alter.

320111079P

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 or properties in the area.
- 8.2 The proposal shall not cause any great alterations to the street scene of York Street and shall maintain all existing features.
- 8.3 On completion the property shall allow a clearer, more coherent layout for the proposed use.

The proposal shall in no way interfere with the street scene at large and shall improve the rear elevation of the property.

9 Description of the Site

- 9.1 The property is situated on York Street, to the rear of NatWest bank.
- 9.2 Neighbouring properties include the NatWest bank and a closed down restaurant.
- 9.3 Alterations to the rear of the property shall have little bearing upon the street scene of Clitheroe.
- 9.4 Alterations to the to the front elevation shall in no way detract from the properties features, nor shall it detract from the street scene and has no great massing.

10 What historical data tells us about the site

- 10.1 Historical maps and aerial photographs of the site have been consulted and are contained within the appendix of this document. Unfortunately it has not been possible to find any historical maps of the site, and therefore some assumptions have been made with the information I have to hand.

10.2 As can be seen from the maps there is little consistency of the photograph type and clarity.

10.3 It has not been possible to find extensive amounts of detailed maps of the area of Clitheroe. Below is a summary of what the photographs found show:

320111079P

10.4 1940's – This image is extremely blurry and it is difficult to see each building in the area, however it does bear some resemblance to the photograph dated 1960 so I shall use this more clearer image for referral.

10.5 1960's – This image shows the building very much as it stands today, this image is again not entirely clear but does show the present mass. The area that is currently a car park is difficult to distinguish on this drawings but it does appear to exist. The trees on the site are also difficult to see. It is difficult to comment much further due to the lack of detail displayed.

10.6 2009 – This aerial photograph shows the area in a very similar form to today. The car park can clearly be seen along with the trees on the car park.

10.7 2011 – Again this photograph shows the site in a similar form to today.

10.8 2112 – This map shows clearly the outline for the building and site car park as they are today.

There is very little altered of the main building from its initial records to today.

11 Historical Appraisal of the Scheme

11.1 The heart of Clitheroe displays buildings of all designs and areas. However, the listed buildings in the town are maintained in their original condition where possible.

11.2 In terms of the proposal and its impact on the town's setting, we have been very careful as to not to touch the existing boundary when planning.

the site. External alterations shall display similar and where possible exact character to the existing property, the materials, colours and massing chosen are sympathetic to the buildings and its surroundings.

- 11.3 We have been careful with the design of the alterations to ensure that its appearance within the town setting is non-intrusive. The proposed alterations are extremely sympathetic to its surroundings and its design shall bear little alterations to the town.

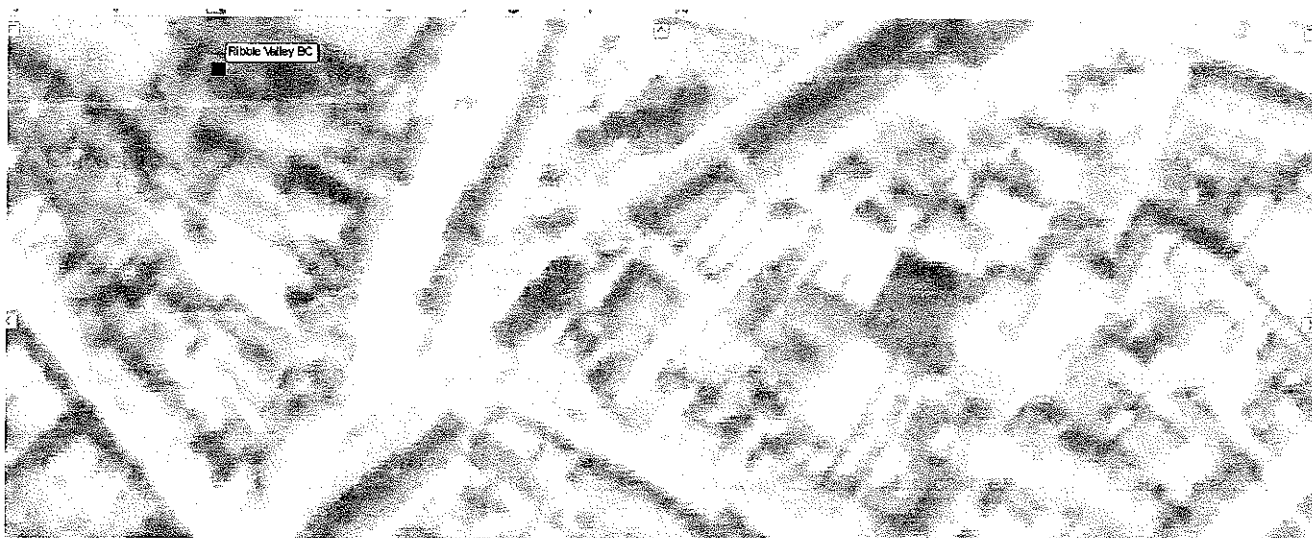
320111079P

12 Appendix List

- 1) Arial Photograph 1940's
- 2) Arial Photograph 1960's
- 3) Arial Photograph circa 2009
- 4) Arial Photograph circa 2011
- 5) Map circa 2012

320111079P

OS First Edition – Arial Photograph 1940's

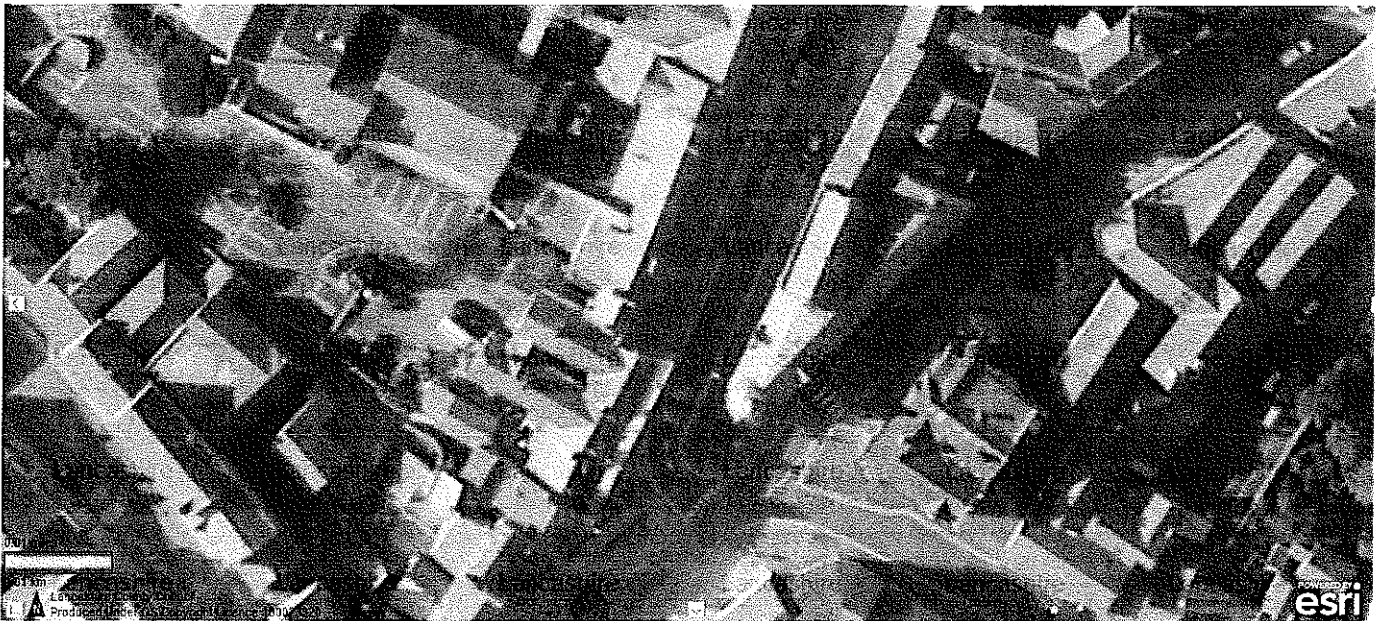


Arial Photograph 1960's

320111079P

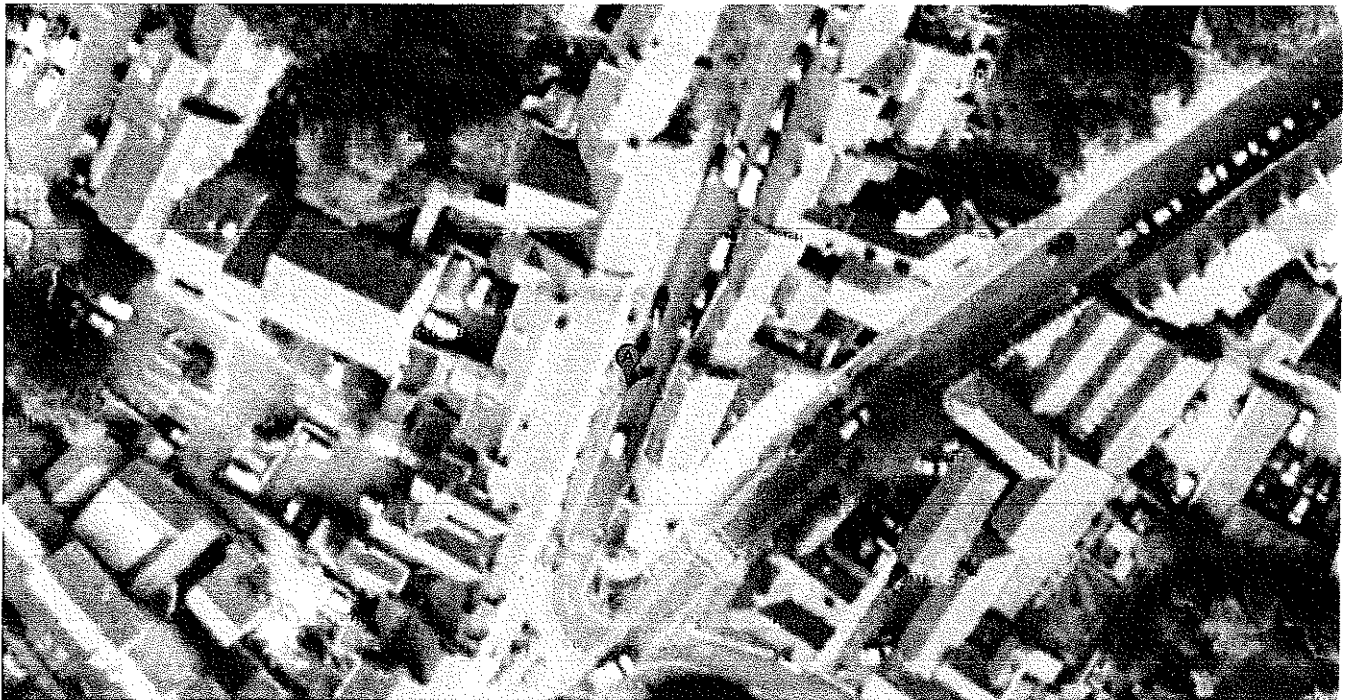


Arial Photograph circa 2009

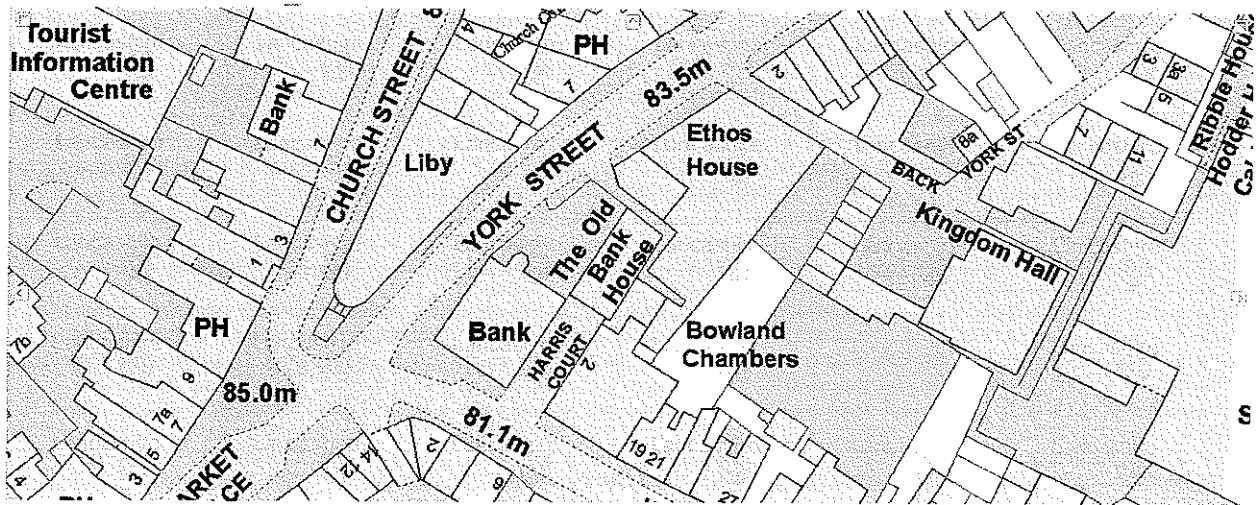


Arial Photograph 2011

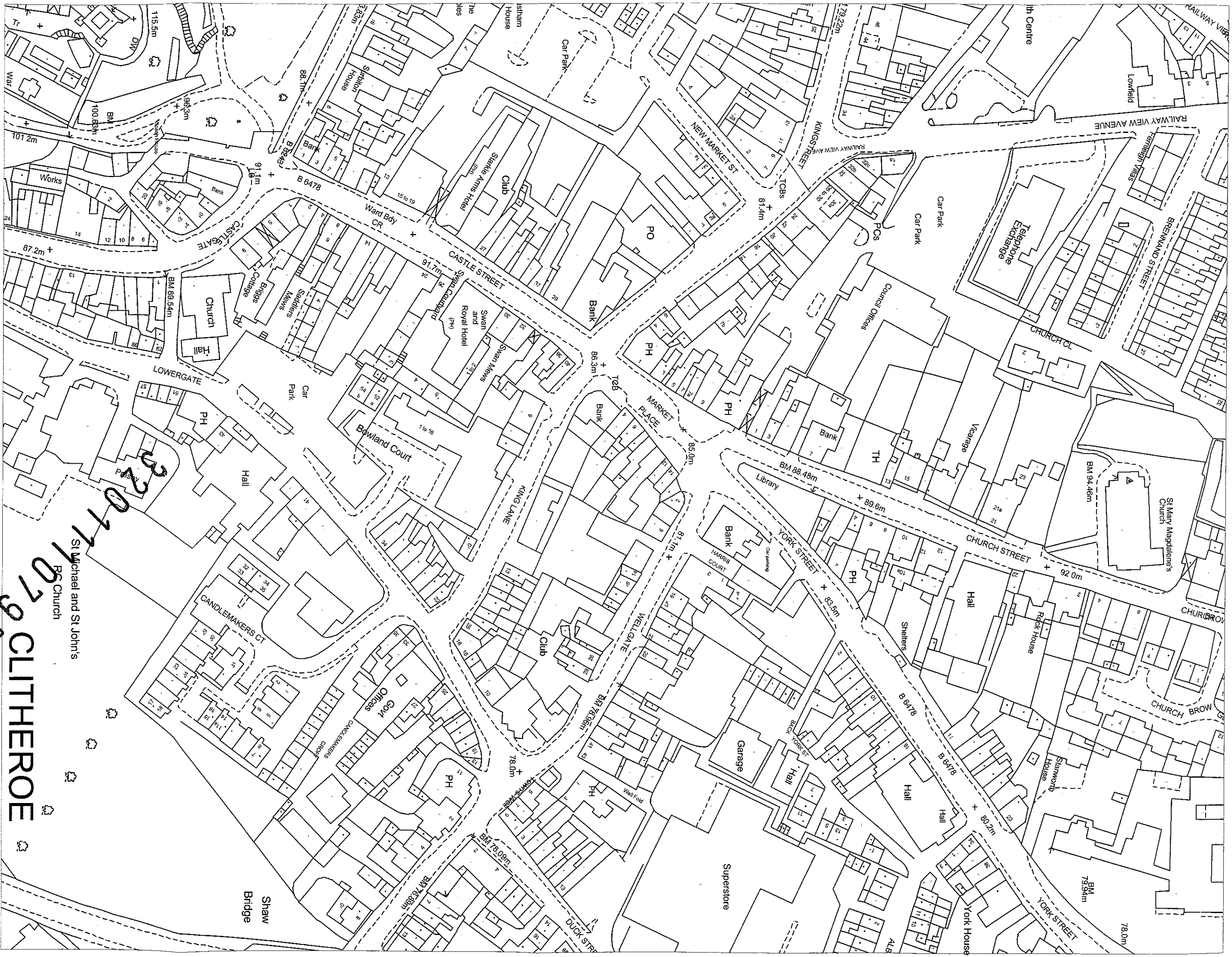
320111079P



Map 2012



320111079P



Client
MR RICHARD WILSON

Project
**CARLITO'S CLOAKROOM
YORK STREET, CLITHEROE**

Description
**EXISTING LOCATION
PLAN**

Scale
1:1250

Date
17/01/2012

By
JT

No.
2849/303

AJH ASSOCIATES
Chartered Building Surveyors
Tel: 01200 429967
Fax: 01200 429968



Client

MR RICHARD WILSON

Project

CARLITO'S CLOAKROOM
YORK STREET, CLITHEORE

Description

PROPOSED LOCATION
PLAN

Scale

1:1250

Date

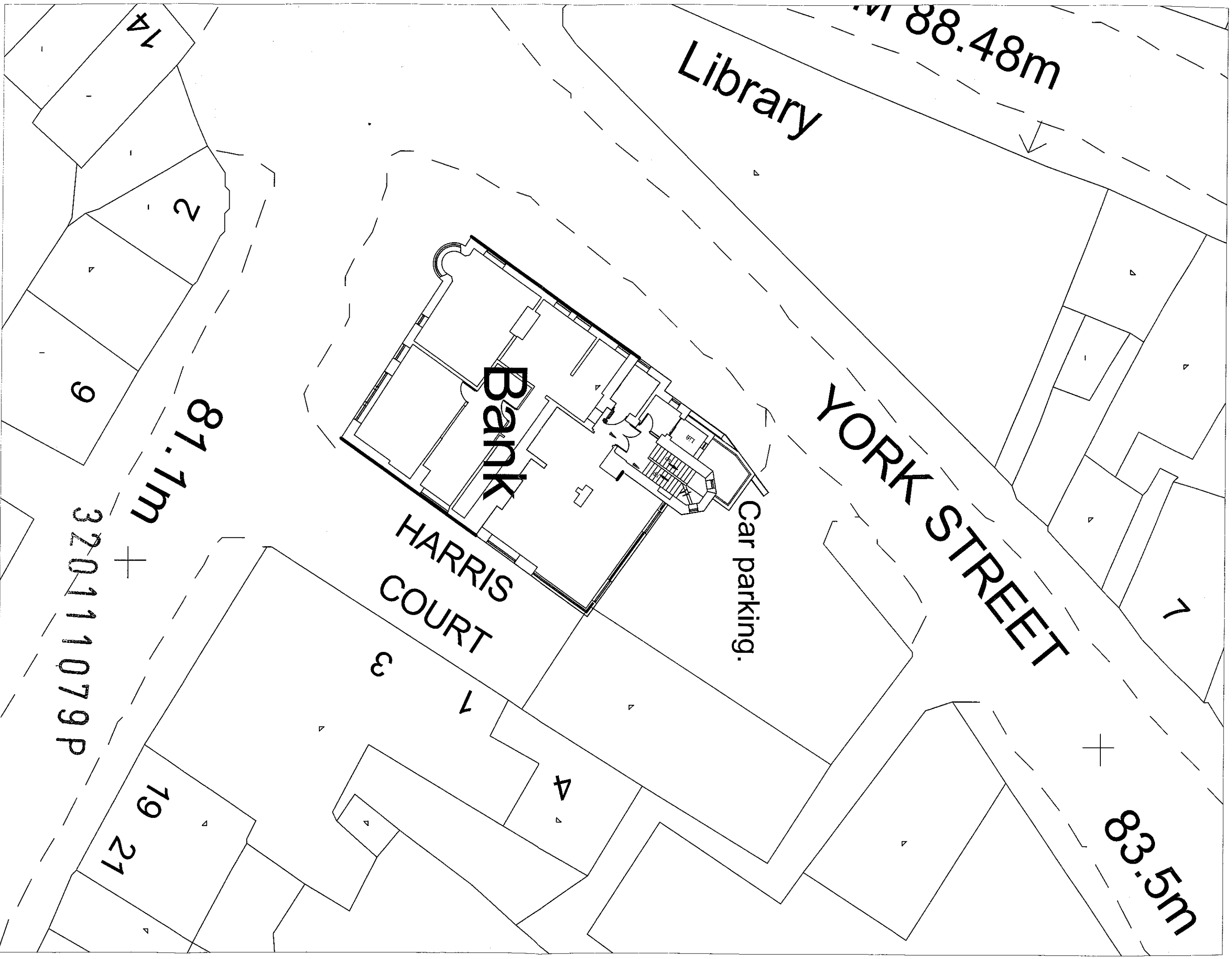
17/01/2012

By
JT

No
2849/301

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Chartered Building Surveyors
Tel: 01200 429967
Fax: 01200 429968



Client
MR RICHARD WILSON

Project
CARLITO'S CLOAKROOM
YORK STREET, CLITHEORE

Description
PROPOSED SITE PLAN

Scale
1:200

Date
17/01/2012

By
JT

No.
2849/302

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