



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:

320120081P

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: W
Last name: BAILEY
Company (optional):
Unit: House number: House suffix:
House name: LEAGRAM MILL BARN
Address 1: CHIPPINZ
Address 2:
Address 3:
Town: PRESTON
County:
Country:
Postcode: PR3 2RD.

2. Agent Name and Address

Title: First name:
Last name:
Company (optional): GOOD & TILLOTSON
Unit: 2 House number: House suffix:
House name: THE STUDIOS
Address 1: 318 CHORLEY OLD RD
Address 2:
Address 3:
Town: BOLTON
County:
Country:
Postcode: BL4 4JU

3. Description of Proposed Work

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

PROPOSED INSTALLATION OF 3 NO CONSERVATION STYLE 'VELUX'
ROOFLIGHTS, & INSTALLATION OF REPLACEMENT WINDOWS TO
AN EXISTING DWELLING.

19 JAN 2012

FOR THE
ATTENTION OF

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:

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. 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
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

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:

8. Authority Employee / Member

With respect to the Authority, I am:

Do any of these statements apply to you?

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

☐ 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			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof covering			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chimney			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows		HARDWOOD DOUBLE GLAZED WINDOWS (REPLACEMENT) & 3 NO NEW 'CONSERVATION' STYLE ROOFLIGHTS.	<input type="checkbox"/>	<input type="checkbox"/>
External doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceilings			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal walls			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rainwater goods			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (add description)			<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted drawings or plans?

☒ Yes☐ No

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

1100 / 01 & 02

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:

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

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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 ☐

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):

DRAWINGS ENCLOSED.

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:

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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

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:

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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>[Signature]</i> pp GOOD & TILLOTSON

Date (DD/MM/YYYY):

17.01.2012

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

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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:

	01204 497700	
--	--------------	--

Country code: Mobile number (optional):

--

Country code: Fax number (optional):

--

Email address (optional):

info @ goodandtilloson.co.uk

19. Site VisitCan 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:

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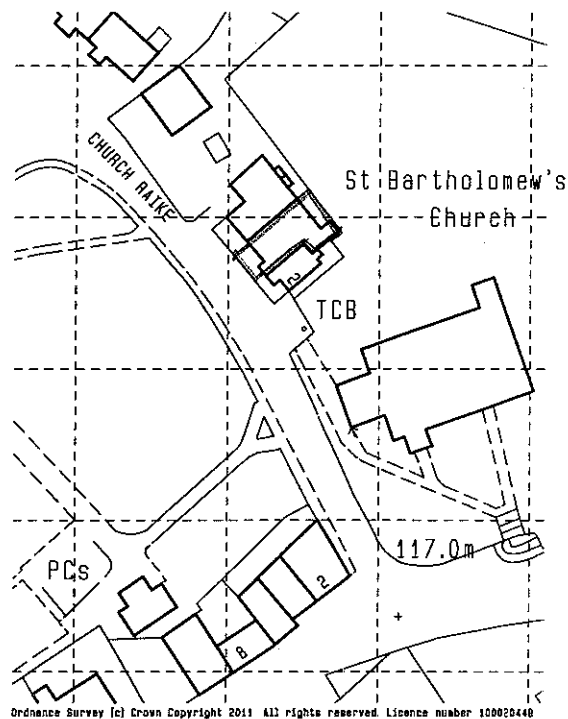
Telephone number:

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Email address:

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320111081P



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Date : 24 January 2012

Ref : 11100/PJS

320120081P



PROPOSED INSTALLATION OF NEW ROOFLIGHTS & REPLACEMENT WINDOWS AT 4 CHURCH RAIKE, CHIPPING, PR3 2QL

HERITAGE STATEMENT TO SUPPORT APPLICATION

Site Location

4 Church Raiké is located close to the centre of Chipping Village, to the west of St Bartholomew's Church, on the east side of the road which leads out of the village to the north. The property is the middle dwelling of a terrace of three dwellings, nos 2, 4, & 6 Church Raiké. The property is on the edge of the Chipping Conservation Area.

Property Description

The property is a Grade 2 Listed Building. It is a three storey property (2 no full storeys, and additional accommodation in the roof space). The property was listed in 1983. The following is the listing text :

Pair of cottages, formerly one house, C17th, altered. Sandstone cobbles with slate roof. 2 storeys with attic. Each cottage now of one bay with modern windows having fragments of C17th surround. The doors are paired centrally, with plain stone surrounds, No 2 (to the right) having a modern porch. On both floors is a continuous drip course, each rising over 4 openings or former openings. On the 1st floor the 2 central windows are blocked, on the ground floor the 2 central windows are replaced by doors. At the far left is a blocked door on the ground floor and a small blocked window on the 1st floor. Gable chimneys

The above description appears to be incorrect, in that there is also a modern porch on the front of no. 4, which has presumably been added since the listing description was prepared.

Proposed Works

The proposed works are firstly to install three rooflights, and secondly to replace existing windows.

The proposed roof lights are located to the rear of the dwelling, at second storey level, to provide natural light to the existing second storey room. The rooflights will be "conservation" style rooflights, "Velux GVA", or equal approved, and will sit flush to the roof plane, so as to be visually un-intrusive.

The existing windows are a mix of styles, some being painted timber, primarily to the front of the property, and some being stained / varnished timber, on the rear of the property. A number of the windows are in poor condition, with rotten frames, particularly the cills.

Justification for the proposal

As noted above, the proposed roof lights are located on the rear of the property, at second storey level. They are roof lights which are intended for use in historic buildings, in situations such as this, and which are intended to be fitted flush to the roof plane. The roof lights will be as visually un-intrusive as possible, and will not effect the overall character of the building.

Partners: P. John Smalley BA(Hons) DipArch(Manc) RIBA
Russell P. Woods BSc.(Hons) Architectural Technology
Associate: Richard T. Hutton BA(Hons) DipArch(Manc) RIBA



2 The Studios 318 Chorley Old Road Bolton BL1 4JU



INVESTOR IN PEOPLE



good and tilloson

01204 497700

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In the "Chipping Conservation Area Appraisal", produced by Ribble Valley B.C., one of the items noted as a "threat" to the Conservation Area is the use of "inappropriate materials" for windows within the area. As noted above the windows at the rear of the property are stained / varnished timber, which is noted as an example of this occurrence. The replacement of the windows offers an opportunity to replace them with white painted timber window frames, which is noted in the document referred to as the preferred finish for windows within the Conservation Area.

Conclusion

In conclusion it is suggested that the proposed works to the property will have no adverse visual effect on the property, and, in terms of the window frames, offers the opportunity to bring it more in to line with the Council's preferred finish for window frames in the area

Good & Tillotson

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NOTES :
 Copyright in all documents and drawings prepared by the architect and any works executed from these documents and drawings shall, unless otherwise agreed, remain the property of the architect and must not be reproduced by, lent or disclosed to, a third party without the written consent of Good & Tiltson.

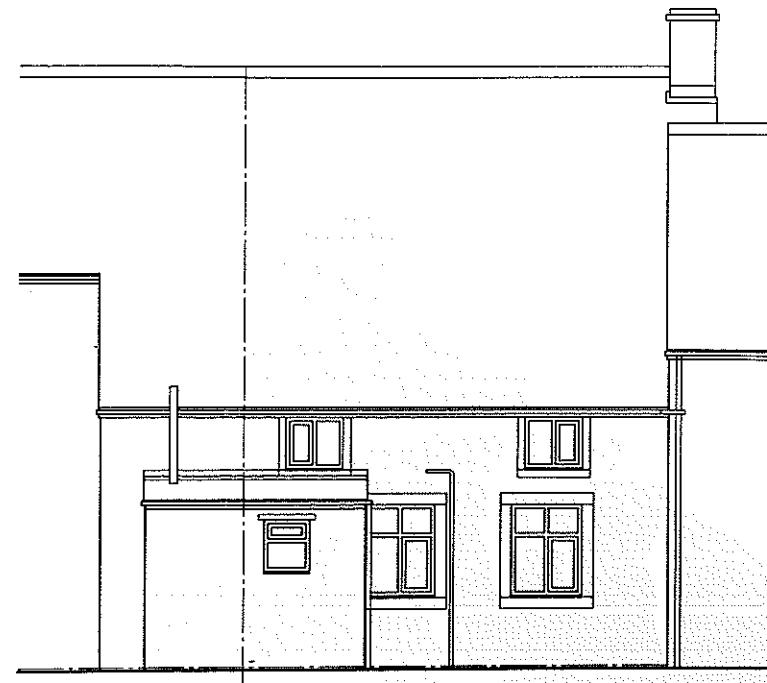
DO NOT SCALE OFF THIS DRAWING
 All dimensions to be checked on site and any discrepancies to be referred to the architect before proceeding.

ALL LEVELS TO BE CHECKED ON SITE
 All discrepancies between information shown on the drawings and the information in the specification to be referred to the architect prior to proceeding.

All component sizes and references to be checked prior to ordering of materials.

Positions and designation (i.e. combined, surface water or foul) of existing drain runs on site are to be checked / confirmed by the building contractor prior to commencement of any drainage works. Any existing drains, to which additional connections are to be made, are also to be checked as necessary to ensure that they are suitable to accommodate additional capacity and the type of effluent being connected.

All relevant boundary positions to be checked prior to proceeding.




REAR ELEVATION



FRONT ELEVATION TO CHURCH RAIKE

320111081P

Rev.	Revision	Ini	Date
<p>Good & Tiltson Chartered Architects 2 The Studios, 318 Chorley Old Road, Bolton, BL1 4JU Tel : 01204 497700 Fax : 01204 497776 E-mail : info@goodandtiltson.co.uk Web : www.goodandtiltson.co.uk</p>			
<p>Client : Mr W Bailey</p>			
<p>Project : 4 Church Raik Chipping, Preston, PR3 2QL</p>			<p>RIBA  Chartered Practice</p>
<p>Drawing : Elevations as Existing</p>			<p>Date : 23rd November 2011 Drawn : P.J.S. Scale : 1:50 @ A1 / 1:100 @ A3</p>
<p>Project No. : 11100</p>		<p>Drawing Number : 01</p>	<p>Drawing Revision :</p>

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DO NOT SCALE OFF THIS DRAWING.

All dimensions to be checked on site and any discrepancies to be referred to the architect before proceeding.

ALL LEVELS TO BE CHECKED ON SITE

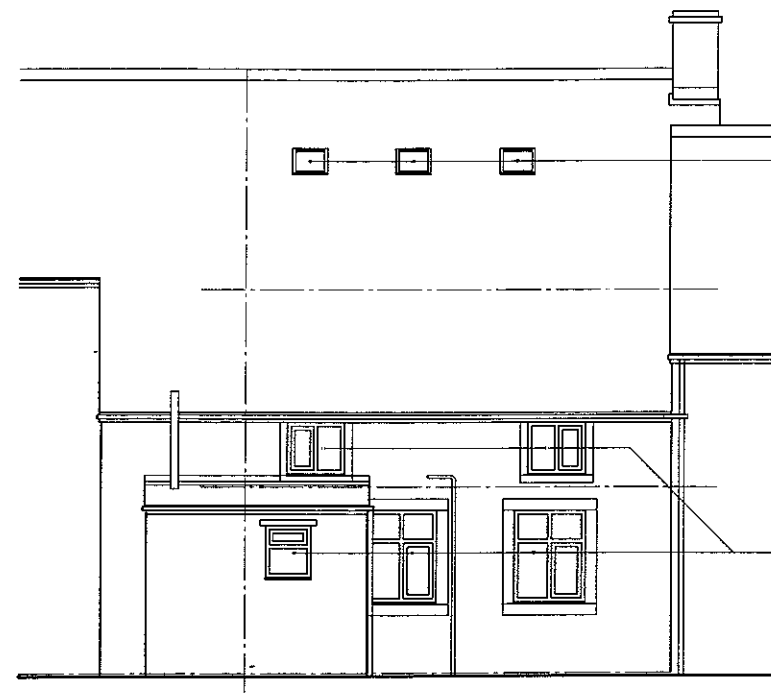
All discrepancies between information shown on the drawings and the information in the specification to be referred to the architect prior to proceeding.

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All relevant boundary positions to be checked prior to proceeding.

320111081P



3NO. NEW ROOFLIGHTS. ROOFLIGHTS TO BE 'VELUX' GVA 'CONSERVATION ROOFLIGHTS', 610 x 460mm, OR EQUAL APPROVED ALTERNATIVE CONSERVATION STYLE ROOFLIGHTS.

ALL EXISTING WINDOWS TO BE REPLACED, USING HARDWOOD FRAMED DOUBLE GLAZED WINDOWS. POSITION OF OPENING LIGHTS ETC., ALL TO MATCH EXISTING

REAR ELEVATION



FRONT ELEVATION TO CHURCH RAIKE

Rev	Revision	Int	Date
<p>Good & Tillotson Chartered Architects</p> <p>2 The Studios, 318 Chorley Old Road, Bolton, BL1 4JU</p> <p>Tel : 01204 497700 Fax : 01204 497776 E-mail : info@goodandtillotson.co.uk Web : www.goodandtillotson.co.uk</p>			
Client : Mr W Bailey			
Project : 4 Church Raik Chipping, Preston FR3 2QL		<p>RIBA </p> <p>Chartered Practice</p>	
Drawing : Elevations as Proposed		<p>Date : 17th January 2012</p> <p>Drawn : P.J.S.</p> <p>Scale : 1:50 @ A1 / 1:100 @ A3</p>	
Project No : 11100		<p>Drawing Number : 02</p> <p>Drawing Revision :</p>	