



RIBBLE VALLEY
BOROUGH COUNCIL

- 6 FEB 2012

FOR THE
ATTENTION OF

For office use only

Application No.

320120134P

Date received

Fee paid £

Receipt No:

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

Application for listed building consent for alterations,
extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas) 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	First name:	Terry	Surname:	Longden		
Company name:							
Street address:	5 Hodder Court				Country Code	National Number	Extension Number
	Knowles Brow				Telephone number:		
	Stonyhurst				Mobile number:		
Town/City:	Clitheroe				Fax number:		
County:	Lancashire				Email address:		
Country:	England						
Postcode:	BB7 9PP						

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Lynda	Surname:	Jubb		
Company name:	Jubb and Jubb Ltd						
Street address:	24 Church street				Country Code	National Number	Extension Number
					Telephone number:	01254	820842
					Mobile number:		07977261312
Town/City:	Ribchester				Fax number:		
County:	Lancashire				Email address:		
Country:	England						
Postcode:	PR3 3XP				lynda@jubbandjubb.co.uk		

3. Description of Proposed Works

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

Installation of a flue for a free standing log burning stove

Has the work already started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: 5 Suffix:
House name: HODDER COURT
Street address: KNOWLES BROW
STONYHURST
Town/City: CLITHEROE
County:
Postcode: BB7 9PP

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

Easting: 370199
Northing: 439867

5. Related Proposals

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

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior [redacted] from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the [redacted] information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Adrian Surname: Dowd

Reference:

Date (DD/MM/YYYY): 05/08/2010 (Must be pre-application submission)

Details of the pre-application advice received:

I appreciate that the flue now proposed would not protrude above the roof ridge and would be powder coated to match the roof in colour, in my opinion the 600x200mm flue would still have a disruptive and unduly harmful effect upon the otherwise unblemished north facing slope of this prominent (highly visible whilst progressing southwards along the public footpath) and architecturally significant end of building range roof. I would be happy to discuss any alternative proposals for this or any other scheme for climate change mitigation.

7. Neighbour and Community Consultation

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

☒ Yes ☐ No

If Yes, please provide details:

Consultation with Mrs Daphne Forbes (No 6 Hodder Court) Mrs Forbes agrees to the installation of an appropriately sized and positioned flue Consultation with Management company, all details agreed.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☒ Yes ☐ No

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

The applicant is Mr Terry Longden who is a member of staff at Ribbles Valley Borough Council - his role is Head of Engineering Services

9. 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:

Sandstone random coursed to front elevation and thrown rendered masonry to rear

Description of proposed materials and finishes:

Sandstone random coursed to front elevation and thrown rendered masonry to rear

Materials (continued)

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Roof covering- add descriptionDescription of *existing* materials and finishes:

slate tiles with terracotta ridge

Description of *proposed* materials and finishes:

slate tiles with terracotta ridge

Chimney - add descriptionDescription of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Overall external dimension of the flue including casing will be 250mm in powder coated steel, texture and colour to be approved.

Windows - add descriptionDescription of *existing* materials and finishes:

Painted soft wood

Description of *proposed* materials and finishes:

Painted soft wood

External doors - add descriptionDescription of *existing* materials and finishes:

Painted soft wood

Description of *proposed* materials and finishes:

Painted soft wood

Ceilings - add descriptionDescription of *existing* materials and finishes:

Painted Plaster

Description of *proposed* materials and finishes:

Painted Plaster

Internal walls - add descriptionDescription of *existing* materials and finishes:

Plasterboard and masonry partitions

Description of *proposed* materials and finishes:

Plasterboard and masonry partitions

Floors - add descriptionDescription of *existing* materials and finishes:

Solid floors to the ground floor timber floors at first floor level

Description of *proposed* materials and finishes:

Solid floors to the ground floor timber floors at first floor level

Internal doors - add descriptionDescription of *existing* materials and finishes:

Painted soft wood

Description of *proposed* materials and finishes:

Painted soft wood

Rainwater goods - add descriptionDescription of *existing* materials and finishes:

Cast Iron / UPVC

Description of *proposed* materials and finishes:

Cast Iron / UPVC

Boundary treatments - add descriptionDescription of *existing* materials and finishes:

Hard and soft landscaping, low boundary wall

Description of *proposed* materials and finishes:

Hard and soft landscaping, low boundary wall

Vehicle access and hard standing - add descriptionDescription of *existing* materials and finishes:

front only

Description of *proposed* materials and finishes:

front only

Lighting - add descriptionDescription of *existing* materials and finishes:

mains wiring

Description of *proposed* materials and finishes:

mains wiring

9. Materials (continued)

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

HC-01 Elevations as existing
HC-02 Elevations as proposed
HC-03 Roof Plan

10. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

11. 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):

HC-01 Elevations as Existing
HC-02 Elevations as Proposed
HC-03 Roof Plan

12. 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

13. Immunity from Listing

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

☐ Yes ☒ No

14. 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

15. Certificates (Certificate B)

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.

5. Certificates (Certificate B) (continued)

320120134P

Notice recipient

Date notice served

Name: Hodder Court (South) Ltd
 Number: 7 Suffix:
 Street: Hodder Court
 Locality: Knowles Brow
 Town: Stonyhurst
 Postcode: BB7 9PP

30/01/2012

Name: Mrs Daphne Forbes
 Number: 6 Suffix:
 Street: Hodder Court
 Locality: Knowles Brow
 Town: Stonyhurst
 Postcode: BB7 9PP

30/01/2012

Title: Mrs First name: Lynda Surname: Jubb

Person role: Agent Declaration date: 30/10/2012 ☒ Declaration made

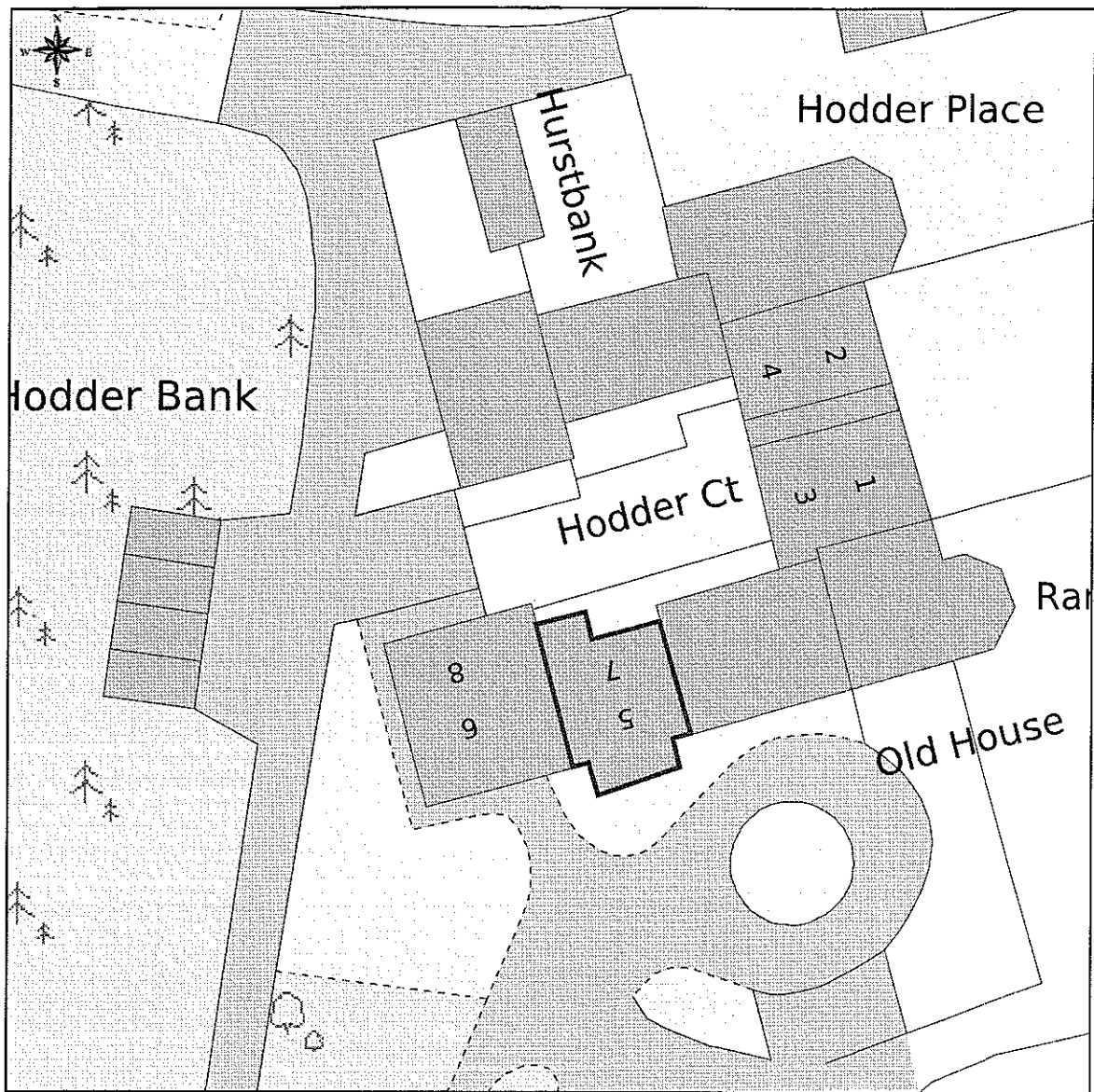
16. Declaration

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



Date 30/01/2012

5 Hodder Court



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HC-BP

Block Plan

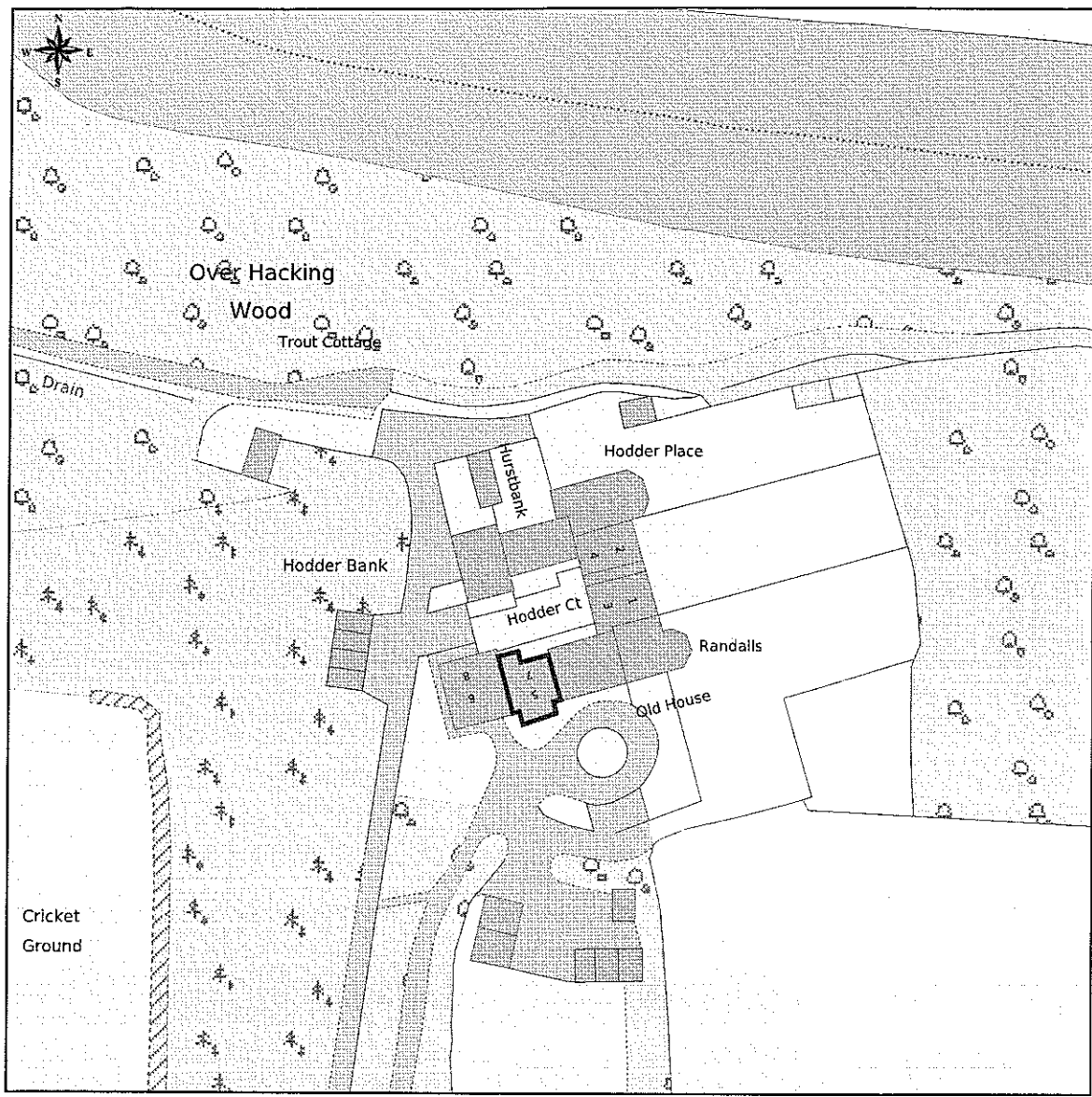
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CHARTERED SURVEYORS
HISTORIC ENVIRONMENT ADVISERS

plans ahead by emapsite™

Prepared by: Carl Jubb, 30-01-2012

Hodder Court Location Plan



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0m 10m 20m 30m 40m 50m 60m 70m 80m 90m

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HC-LP

1:1250

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jubb&jubb
CHARTERED SURVEYORS
HISTORIC ENVIRONMENT ADVISERS

plans ahead by emapsite™

Prepared by: Carl Jubb, 30-01-2012

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe, Lancashire. BB7 3AE
01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

320120134P

FAO: Lynda Jubb

Jubb and Jubb Chartered Surveyors
24 Church Street
Ribchester
PR3 3XP

18 MAR 2012

18 February 2012

Job ref: B 1104

Dear Lynda

Re: Scoping Survey (protected species): 5 Hodder Court, Stonyhurst, Clitheroe, Lancashire.

Introduction

You have requested a protected species survey as a condition of a planning application to Ribble Valley Borough Council for proposed building works at the above property.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9 YDNPA requires an appraisal of the likely impact of the proposed scheme on protected species in addition to any precautionary mitigation measures that may be required.

A scoping survey and daylight inspection was undertaken on Tuesday 14 February between 15.00 and 15.50. The weather at the time of the inspection was cool, dry and overcast (temperature: 7.5°C; cloud cover: 75%, wind: light north-westerly, rain: nil) providing satisfactory conditions for carrying out an inspection of the property

There is evidence of roosting bats within the roof of the property that will be affected by the development; careful mitigation measures must therefore be taken to avoid the risk of causing disturbance, injury or death of a protected species.

Further survey effort is required during the optimal survey period (May to August) to establish more detailed information about the bats before a method statement can be prepared. The method statement must include further mitigation measures to ensure the work is carried out at the optimal time and in such a way as to protect breeding bats at the site.

Survey methodology

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (*BCT – Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

The scoping survey includes a desk study and data trawl of publicly available information on protected species within the district in addition to locating significant landscape features and designated nature conservation sites within 2.5km of the property.

The aim of the scoping exercise is to identify bat species that are likely to be present at the site in addition to establishing numbers of individuals, roost type, emergence and access points and times when bats are likely to be most active.

Non-invasive survey methods were used to assess the potential value of the site for European Protected Species (EPS) and to establish whether bats and other protected species have been active within any part of the property that will be affected by the proposed development.

The search was made using a high-powered lamp (Clu-lite CB2 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insect fragments typically found in a feeding and resting area. Temperature, humidity and lux readings were measured using ETI instruments.

Personnel

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989; current NE licence No: 20113901, (Conservation, Science and Education).

Constraints

The inspection was carried out using recommended 'non-invasive' survey methods to determine bat activity within the property (*Bat Surveys, Bat Conservation Trust, 2007, pp 22 and 23*)

Crevise-roosting bats such as the pipistrelles, some myotis species and brown long-eared bats are able to remain unseen within cavity walls or beneath roofing materials, wall cladding materials and fascia soffits despite careful visual inspection.

The survey was carried out during the sub-optimal period (ie. mid-February) when most bats are hibernating; the optimal survey period for monitoring breeding bat activity is May to August (inclusive)

Evidence of bat roosting activity such as bat droppings on external walls and surfaces is frequently removed by the action of wind and rain; lack of such evidence is therefore evaluated with caution.

The survey methodology is designed to determine the likely presence of bats within the building and does not necessarily prove absence.

National Biodiversity Network (NBN Gateway) database records, whilst indicative of the bat species that are likely to occur within a 10km square, do not confirm presence or absence of a species or habitat

Desk study

A targeted desk study was undertaken to identify the presence of protected species (bats) and whether there are any significant species records or designated wildlife and conservation sites nearby.

NBN uses mammal datasets (*Terrestrial mammals – Chiroptera*) provided by the Bat Conservation Trust (*National Bat Monitoring Programme – Colony Counts Survey and Daubenton's Bat Waterway Survey*), Natural England's Bat Sites Inventory for England, Mammal Records for Britain (Mammal Atlas 1993 with additions), including some local and regional biological record centres or data providers.

The search includes on-line access to the Multi-Agency Geographical Information Centre (www.magic.gov.uk) Natural England - Nature on the map (www.natureonthemap.org.uk) and National Biodiversity Network (NBN)

Additional records are also obtained from local data providers eg. East Lancashire Bat Group, North Lancashire Bat Group and other ecological consultants or bat workers with sound local knowledge

Pre-existing information

320120134P

Previous bat surveys have not been undertaken at this property.

Although there are no published records of roosting bats at the property; anecdotal evidence indicates the presence of breeding bats within a neighbouring property.

There are no designated wildlife / nature conservation sites immediately adjacent to the site

The nearest Biological Heritage Site (BHS) – Lancashire County Council - BHS Reference No. 73NW05, is at Mitton Wood approximately 1.75km south-east of Hodder Court. Mitton Wood is a southerly extension of semi-natural woodlands near the confluence of the rivers Hodder and Ribble.

Data search (SD63, SD73, SD64 and SD74)

Hodder Court is located at the intersection of 4 recording squares. NBN identifies eight bat species within the recording squares SD63, SD73, SD64 and SD74, these are: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*P. pygmaeus*), whiskered bat (*M. mystacinus*), natterer's bat (*M. nattereri*), daubenton's bat (*M. daubentonii*), brandt's bat (*M. brandtii*), brown long-eared bat (*Plecotus auritus*) and lesser horseshoe bat (*Rhinolophus hipposideros*).

Based on species records obtained from several sources, the following bat species are known to be present within the wider district:

- | | |
|------------------------|--|
| • Natterer's bat | (<i>Myotis nattereri</i>) |
| • Myotis sp | (<i>Myotis species</i>)* |
| • Whiskered bat | (<i>M. mystacinus</i>) |
| • Brandt's bat | (<i>M. brandtii</i>) |
| • Daubenton's bat | (<i>M. daubentonii</i>)* |
| • Brown long-eared bat | (<i>Plecotus auritus</i>)* |
| • Pipistrelle sp. | (<i>Pipistrellus species</i>)* |
| • Common pipistrelle | (<i>Pipistrellus pipistrellus</i>) * |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>) * |
| • Noctule bat | (<i>Nyctalus noctula</i>) |
| • Lesser horseshoe bat | (<i>Rhinolophus hipposideros</i>)** |

*These species are regularly recorded throughout the north-west region where suitable feeding, foraging and commuting habitats are present

** an extremely rare species within the district (EED records 2008 – 2011)

Description of the property

The property is Grade II listed (shown as A and B in figure 1); part of the buildings that were originally used as a Jesuit training college and more recently a preparatory school for Stonyhurst College. The property is a two storey 18-19C mid-terrace villa, now divided into apartments.

No. 5 Hodder Court occupies the ground floor of the property (shown as A – fig 1); there is also a separate apartment on the first floor; above the upstairs apartment is an enclosed roof void (area B in figure 1).

There are several adjoining properties either side (figure 1)

The building has a duo-pitched slate roof with post and truss frame and rafter-with-purlin roof construction, the slate roof is lined with bitumen felt (figures 5 and 6). The roof void is divided into two bays (figure 5), the east bay is boarded for access and storage and there is a single north skylight on the rear roof pitch providing good natural light to this area. The roof bay to the west (figures 4, 5 and 6) remains un-boarded; there is glass fibre insulation material (300mm deep) laid across the ceiling joists; this area receives significantly less natural light and there are no sky lights present.

The void is cool, dry, well-ventilated and appears to generally clean and well-maintained. There is clear evidence of bat droppings on the stone partition wall close to the roof apex (as indicated by arrows - figures 6 and 7) and over the insulation material.

Proposed development

It is understood the proposed works require the installation of a stove flue extending from the ground floor apartment (A in figure 1) into the enclosed roof void (area B); the installation will require disturbance to existing roof materials adjacent to a stone chimney stack on the east party wall (located by arrow in fig. 2).

Location of the property: National grid reference: SD 703399; elevation: 75m ; 5km SW of Clitheroe

The building is one of several residential properties at Hodder Court; the location is rural and the site surrounded by extensive open countryside. The property is situated close to the woodland edge overlooking the River Hodder. The river is within 150m of the property; there is significant riparian woodland habitat to the north and west of the site and extensive open cultivated ground to the south and east.

There is extensive woodland (A1.1.1 semi-natural broadleaved woodland, Phase 1 habitat category) within 100m of the property providing good connectivity with riparian woodland and nearby river channel

There are no designated nature conservation sites immediately adjacent to the property – ie. Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

Existing property (images taken 13.02.12)



Figure 1: Front elevation No 5 Hodder Court is shown as area A the roof void shown as area 'B'



Figure 2:



Figure 3:



Figure 4: Rear view of property



Figure 5: roof void B

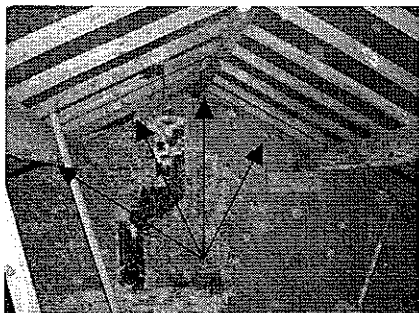


Figure 6: roof void B' west gable apex



Figure 7: roof void B'

All parts of the roof void were carefully inspected for evidence of bat droppings, discarded insect prey and other indicative signs of roosting, resting perching or feeding by bats. Several scattered bat droppings were located within the east bay of the roof void

Accumulations of relatively fresh droppings were found in the adjacent west roof bay (figure 5) close to the party wall. Several hundred droppings were present on top of insulation materials; accumulations of older faeces were found beneath the recently laid insulation.

A number of droppings were found attached to the stonework above the wall plate; droppings were also found beneath the roofing felt either sides of the roof apex (as shown by arrows in figures 6 and 7).

There is currently no evidence of bat droppings or emergence points on any of the external walls or roofs.

Evaluation of results

There is clear evidence of bat roosting activity within parts of the roof; accumulations of bat droppings close to the west apex wall within the main roof void indicate summer roosting by bats; this is likely to be a seasonal maternity roost of pipistrelle bats; these bats are normally active at breeding sites between April and August or September. Average roost sizes can vary considerably throughout the season, however it is likely that between 50 and 200 bats may be present within this roost.

The roost is probably used as a nursery site each summer and the population is also likely to be active within at least one of the neighbouring buildings at Hodder Court. Some bats can be present throughout the year although very few will over-winter at the site and this is unlikely to be a hibernaculum. Maximum numbers of bats will usually occur during late June, July and early August.

The location of droppings indicates that most roost activity is within the roof area to either side of the apex of the west party wall (figure 6); access points are likely to be beneath roof slates or lead work flashings. Pipistrelle bats normally roost between slates and roofing felt, under the ridge tiles or between slates and timber battens

Few, if any bats are likely to be present or active at this time of year (ie. mid-February) however, bats return to the site from mid-April (or early April if the weather is mild), most bats are likely to be pregnant females and these normally give birth by mid to late June. Young bats will then be present throughout July and early August; the pups are normally able to fly and be independent by mid to late August.

There is no evidence of roosting bats at the east end of the void although bats will occasionally fly throughout the void, particularly during the period May to September. Pipistrelles are unlikely to roost within the actual void

It is likely there are maternity roosts within other buildings at Hodder Court.

The scale of impact of the development on local bat populations is likely to be moderate¹.

The conservation significance of the property is currently moderate².

Further survey work during the summer period is required³.

Additional surveys should be undertaken during the optimal survey period (1 May to 31 August) At least one evening emergence and one dawn re-entry survey should be carried out by a suitably qualified person

¹ The scale of main impacts at site level on bat populations – Table 6 1. p37 - (BMG, 2004)

² Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004).

³ Flow chart depicting the process for deciding the level of survey necessary, (BCT, Bat Surveys, 2007, p24)

The aim of the additional dusk emergence / dawn re-entry surveys is to establish the following information:

- (1) bat species
- (2) number of bats likely to be present
- (3) location of access and emergence points
- (4) roost status
- (5) flight corridors and activity routes over site
- (6) other roost sites nearby

The results of additional surveys will inform the mitigation plan that is required before the building works are carried out. Mitigation measures are required to remove or reduce the risk of disturbance, injury or death of a protected species.

Careful timing of operations is often the most effective method of mitigating the risk of disturbance.

A mitigation licence is normally required where a development is likely to result in 'significant risk' of disturbance to bats or result in damage or loss of a known bat roost.

The proposed works at this property are unlikely to disturb bats if carried out at an appropriate time of year and in such a way as to ensure that bats and their roosts are not at risk of disturbance, injury or death.

Risk of disturbance

The level of potential risk disturbance to roosting / breeding bats at this property is likely to be low* if adequate mitigation measures are adopted.

Conservation significance of the property

This property has 'moderate' conservation significance; current guidance requires the following mitigation / compensation:

- (i) timing restraints
- (ii) more or less like-for-like replacement of the roost
- (iii) bats not to be left without a roost and given time to find a replacement
- (ii) monitoring for 2 years preferred

Conclusion and recommendations

The property has 'moderate' conservation significance; breeding bats are likely to be present within part of the roof and void between April and the end of August. Building operations **must not disturb bats** during the critical months May, June, July and August when pregnant females and their young are most vulnerable to disturbance.

Further survey effort is required between 1 May and 31 August; at least one evening emergence and one dawn re-entry survey should be carried out to establish species, numbers, roost status and location of access and roosting points.

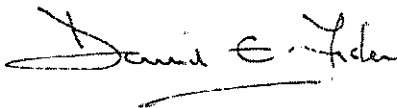
A detailed '**method statement**' is required before any works are undertaken; the method statement should include details of the mitigation measures that are required to reduce the impact of the development on protected species (bats).

Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as "...measures to protect the bat population from damaging activities and reduce or remove the impact of development".

ACTION:	METHOD:
1. Timing constraints	Disturbance to the roof void must avoid the critical breeding period May to August inclusive when females and their young are most vulnerable to disturbance
2. Further survey effort required	At least ONE evening emergence and ONE dawn re-entry activity survey is required between 1 May and 31 August; the surveys must be carried out by at least 2 suitably qualified / experienced surveyors. The surveys should be undertaken in calm and dry weather. The dusk survey should begin at least 20 minutes before sunset and continue for 90 minutes after sunset. Dusk surveys should begin at least 90 minutes before sunrise.
3. Method statement	A detailed method statement is required before any works are undertaken. The method statement will clearly outline any mitigation measures that are required, including how and when the works should be carried out. The method statement must be made available to all project managers and contractors in advance of work being carried out within the roof void
4. Mitigation Licence	A licence may not be required if it can be demonstrated that all reasonable steps have been taken to minimise the impact of the proposed works
5. Optimum period for carrying out the works	The optimum period for undertaking these works (as recommended by Natural England – Table 8.1 page 42 - BMG (2004) is 1 October – 1 May. NB. The period of works may be extended if the way in which the bats use the site is well understood In certain cases, it may be possible to begin works from 1 September (this is normally subject to a final inspection of the site just before the works are due to start).
6. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report
7. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge
8. Post-development monitoring	May be required by the local authority / Natural England

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council with the planning application

Yours sincerely



David Fisher

APPENDIX 1

Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990) The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

¹ Bat Mitigation Guidelines, A.J. Mitchell Jones. Joint Nature Conservation Committee (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005) Biodiversity and Geological Conservation ODPM

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".*

*(Tony Mitchell-Jones 2004)

¹ 2.2.3 - Planning for development, p10, Bat Surveys Good Practice Guidelines BCT (2007)

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs. www.defra.gov.uk

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227

Information, guidelines and data sources

- 1 National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
- 2 Bat Conservation Trust (BCT)
- 3 Department for Environment Food and Rural Affairs (Defra)
- 4 Joint Nature Conservation Committee (JNCC)
- 5 North Lancashire Bat Group
- 6 East Lancashire Bat Group
- 7 Lancashire and Cheshire Fauna Society
- 8 East Lancashire Ornithologist's Club
- 9 Lancashire Biodiversity Partnership
- 10 Biological Heritage Sites Partnership (LCC, NE and LWT)
- 11 EED dataset (Lancashire bat records 2000 - 2012)
- 12 Multi-Agency Geographical Information Centre (www.magic.gov.uk)
- 13 Natural England - Nature on the map (www.natureonthemap.org.uk)
- 14 Bat Mitigation Guidelines, NE / BCT, AJ Mitchell-Jones, 2004
- 15 Bat Surveys, Good Practice Guidelines, BCT, 2007
- 16 Bat Workers Manual, JNCC, 2004
- 17 Minimum Standards for Bat Surveys in West Yorkshire, West Yorkshire Ecology Advisory Group 2009
- 18 Eurobats publication No. 5 - Guidelines for Surveillance and Monitoring of European Bats, UNEP, 2010

DESIGN AND ACCESS STATEMENT
PROPOSAL FOR INSTALLATION OF A FLUE FOR A FREE STANDING LOG BURNING STOVE
5 HODDER COURT, KNOWLES BROW CLITHEROE

For

Mr T Longden
5 Hodder Court, Knowles Brow
Stonyhurst, Clitheroe
BB7 9PP

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CHARTERED SURVEYORS
HISTORIC ENVIRONMENT ADVISERS

January 2012 – Listed Building Consent

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SUPPORTING DOCUMENTS - ATTACHED

Statement of Significance (Heritage Statement) prepared by RICS Accredited Historic Buildings Surveyor in accordance with PPS5
Pre-application advice
Photographic Record

I. BACKGROUND

I.1 Introduction

- I.1.1 The property is occupied by the applicant and the exterior and common parts are managed by a jointly-held management company. The applicant proposes to install a wood-burning stove to Flat 5, with the flue passing through the adjacent flat, and roof spaces, and emerging above roof level. The interior of the building was completely re-fitted in early 1980's immediately before listing, therefore the interior works do not affect the historic or architectural interest of the building. The above-roof works, however, may affect the visual amenity of the building and architectural interpretation, and therefore require listed building consent.
- I.1.2 This design and access statement has been prepared by Jubb and Jubb Ltd on behalf of the applicant. This document aims to show how the design principles have been applied in accordance with the policies contained in the Ribble Valley Borough Council Local Development Plan Adopted June 1998. The particular policies referred to are:

POLICY ENV7 and 9 Species Protection and Important Wildlife Sites

Development proposals which would have an adverse effect on wildlife species protected by law will not be granted planning permission, unless arrangements can be made through planning conditions or agreements to secure the protection of the species.

POLICY ENV19

Development proposals on sites within the setting of buildings listed as being of special architectural or historic interest which cause visual harm to the setting of the building will be resisted. In assessing the harm caused by any proposal the following factors will be taken into account:

- The desirability of preserving the setting of the building
- The effect of the proposed development on the character of the listed building
- Any effect on the economic viability of the listed building
- The contribution which the listed building makes to the townscape or countryside
- The extent to which the proposed works would bring substantial benefits to the community including economic benefits and enhancement of the environment.

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POLICY ENV24

In view of the general environmental benefits associated with harnessing renewable energy sources, the Borough Council will support the development of renewable energy schemes provided it can be shown that such developments would not cause unacceptable harm to interests of acknowledged importance in the local environment

1.1.3 The important national policy guidance the design responds to is:

Planning (Listed Buildings and Conservation Areas) Act 1990
PPS 5 Planning and the Historic Environment – 23 March 2010
PPS 9 Biodiversity and Geological Conservation – August 2005
PPS 22 Renewable Energy – 10 August 2004
HEPPG Historic Environment Planning Policy Guidance
NPPF (Draft) National Planning Policy Framework – July 2011

1.2 Site and surroundings

1.2.1 The site is located to the East of Stonyhurst College in Aughton, Bailey and Chaigley Parish - Location Plan (Document Ref: HC – LP)

1.2.2 The site comprises a late Regency period house, with numerous architecturally interesting additions. The list description, is contained within the attached Statement of Significance. The site adjoins public footpath FP75 which follows the line of the private road

1.2.3 The building is not located in a Conservation Area

1.3 Natural and local impact

- 1.3.1 The site contains several trees but the proposals do not affect any trees on the site
- 1.3.2 There are no proposals to undertake work likely to adversely impact on wildlife on the site

1.4 Consultation

- 1.4.1 Pre-application consultation was been undertaken with Mr A Dowd, the Local Authority Conservation Officer on 5th August 2010 for a proposal to install a wood-burning stove, with a flue projecting above roof level:

I appreciate that the flue now proposed would not protrude above the roof ridge and would be powder coated to match the roof in colour, in my opinion the 600x200mm flue would still have a disruptive and unduly harmful effect upon the otherwise unblemished north facing slope of this prominent (highly visible whilst progressing southwards along the public footpath) and architecturally significant end of building range roof I would be happy to discuss any alternative proposals for this or any other scheme for climate change mitigation

- 1.4.2 The proposal has therefore been amended to take account of this pre-application advice. A revised proposal has been developed to adjoin the flue to the existing stack (on the party wall), and screen it with a power-coated steel casing to harmonise the shape and appearance of existing above roof structures. The consultee's pre-application offer to discuss alternative proposals was followed-up in November and December 2011 (response pending).
- 1.4.3 Consultations with neighbours and the managing company have received support, as implementing measures to conserve fuel and power, and address climate change are shared objectives amongst the building users and owners. This is not least because the cost of heating is fairly onerous due the size and constructional type, and high heating costs adversely affect the economic sustainability of the building. The specifics of heating controls are the subject of agreement between the neighbours outwith the planning process.

2. DESIGN CONSIDERATIONS

2.1 Design philosophy

2.1.1 To protect and enhance the historic environment in accordance with PPS 5, ENV 19 by ensuring

- The building remains in viable use – efforts to control heating costs and conserve heat and power support the overall viability of the site
- That historic and architecturally significant elements are identified and conserved as appropriate – for instance, although the chimneys have been largely lost in previous schemes of repair, they are an intrinsic element of the overall thermal and ventilation performance of this constructional type, so the new work follows the pattern and intention of surviving historic and architectural elements
- That the selected enhancements do not give rise to an unacceptable level of intervention into building elements of architectural merit or affect significant views – In this case, the design amendments take account of the contribution of above-roof structures to the overall architectural interpretation. The design aims to introduce no more visual intrusion (harm) to views of the rear roof pitches than existing rooflights and soil and vent pipes, by carefully screening and locating the flue alongside the existing stack

2.1.2 Paragraph 177 of the draft National Planning Policy Framework (July 2011) states 'the Government's objectives for planning for the historic environment are to:

conserve heritage assets in a manner appropriate to their significance.'

The building is listed Grade II, but much intervention, subdivision and adaptation to domestic use pre-dated this listing. It was felt appropriate to list the building although the rear roof pitch had already been much altered by the insertion of the rooflight and the interruption of the eaves line by modern uPVC soil pipes. It is therefore felt that the appearance and architectural interpretation of this elevation is not of the highest significance. Indeed, the list description does not refer to any architectural elements on the northern elevations, and these are therefore defined as being of lesser architectural significance than the front elevation. Every effort has therefore been taken in the design to conserve the front elevation, and to minimise any impact on architectural significance on the rear elevation, by screening the flue within casing.

2.1.2 To contribute to local and national strategies for renewable energy, PPS 22, ENV 22 by

- Exploring the potential for non fossil fuel use
- Identifying technologies and sites where renewable energy might be appropriate
- Conducting consultation within the community to encourage the adoption of sustainable energy strategies

2.1.3 To protect and enhance the natural environment in accordance with the policy PPS 9, ENV 7 by

- Investigating and recording the activity of protected species at the site
- Identifying solutions which are not likely to affect protected species or habitats

The applicant is willing to accept, in accordance with local policy ENV 24, a condition on the consent to ensure protected species are identified and their habitats protected during any of the proposed works

2.2 WORKS REQUIRING LISTED BUILDING CONSENT

Flue

Installation of flue and cosmetic flue casing to rear pitch of lower roof South Wing

2.3 Heritage Impact Assessment

- 2.3.1 The significance of the building and the setting has been appraised – a Statement of Significance is appended
- 2.3.2 The proposals offer to make a significant contribution to the energy required to occupy, enjoy and use the building and reduce reliance on fossil fuels
- 2.3.5 By developing proposals in partnership with conservation professionals, the applicant seeks to minimise the impact of climate change adaptations on the visual amenity and architectural interest of the building

3. ACCESS CONSIDERATIONS

3.1 Site Access

The site is accessed from a private road (unadopted) and public footpath FP75. Pedestrian access is good. No alterations to existing site access are proposed.

3.2 Building Access

None of the proposals has an adverse effect on access to the building.

4. SUMMARY

4.1 The proposals to install a wood-burning stove to the building have been developed in accordance with planning policy

4.2 The proposals offer the following benefits

- improving the viability of a protected building
- introducing measures to conserve fuel and power

STATEMENT OF SIGNIFICANCE
5 Hodder Court, Knowles Brow, Clitheroe

For

Mr T Longden
5 Hodder Court, Knowles Brow
Stonyhurst, Clitheroe
BB7 9PP

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HISTORIC ENVIRONMENT ADVISERS

January 2012 – Listed Building Consent

PREAMBLES	1
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STATEMENT OF SIGNIFICANCE

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January 2012 – Listed Building Consent

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PREAMBLES

a) Purpose of document

Mr T Longden, has commissioned Jubb and Jubb Ltd, Chartered Building Surveyors, Accredited by the RICS in Historic Building Conservation, to prepare a statement of significance in accordance with PPS5 HE6 I, and English Heritage Guidance (Understanding Historic Buildings, A Guide to Good Recording Practice – Part 1 Para 4.5 I – Level 2 Recording) in contemplation of alterations which may require listed building consent

b) Client

This report is confidential to the client for use only for the purposes for which it has been commissioned

1.0 Generally

- 1.1 Hodder Place, Knowles Brow, Clitheroe, located on Whalley Road (B6243)
- 1.2 The property is a ground floor apartment on the south limb of the Hodder Court development. It is one of four apartments on the south wing. There are also two larger family houses on this elevation.
- 1.3 The building is historic and has recognised statutory protection. It was listed Grade II in November 1983.

Hodder Place, Aughton, Bailey And Chaigley

Description: Hodder Place

Grade: II

Date Listed: 22 November 1983

English Heritage Building ID: 182931

OS Grid Reference: SD7021539874

OS Grid Coordinates: 370215, 439874

Latitude/Longitude: 53.8542, -2.4543

Location: Aughton Bailey and Chaigley, Lancashire BB7 9PP

Locality: Aughton, Bailey And Chaigley

Local Authority: Ribbles Valley

County: Lancashire

Country: England

Postcode: BB7 9PP

SD 73 NE AUGHTON, BAILEY & CHAIGLEY

House, once a preparatory school for Stonyhurst College, now divided into flats. Late C18th with early C19th additions and later C19th extensions. Sandstone ashlar with slate roofs. The central section of the south front is of 3 storeys and 3 bays, with chamfered quoins, sill bands to all floors and moulded cornice. The 3rd storey is probably added, as its stone facing has a pinker hue. The windows are sashed with glazing bars and plain ashlar reveals. The door has an architrave with semi-circular head, beneath and open timber porch. To the left is a 2-bay 2-storey portion of watershot stonework with chamfered quoins. The 1st floor windows have plain stone surrounds with semi-circular heads. On the ground floor is a single bay window with square sides, probably later C19th. Further left are 2 bays of punched ashlar with plain stone surrounds, with a door with plain stone surround to their right. To the right of the central portion are 2 bays with plain stone surrounds, having semi-circular heads on the 1st floor. To their right is a later C19th octagonal corner tower, open at cellar level to the east. It has pilaster strips with Tuscan capitals, moulded blank arches, 1st floor windows with semi-circular heads to ground floor windows with rounded upper corners and false keystones. The recessed central section of the east facade is of 2 storeys and 6 bays, of sandstone rubble with plain stone window surrounds and sill bands. At the north end of the facade is a tower which matches that to the south.

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2.0 Setting and Historic Significance

- 2.0.1 Hodder Court began life as the home of a cotton mill owner some time prior to 1780. In 1802, the mill owner, a Mr Emmett, was declared bankrupt. Mr Thomas Weld bought the mill house and presented it together with 50 acres of surrounding land to the Stonyhurst College. The school was already established approximately a mile from Hodder Court. The south wing was then converted into a preparatory school named as Hodder Court.
- 2.0.2 The property in question derives its historic significance from the group value of Hodder Court as an extended dwelling and its links to Stonyhurst College.

2.1 Development of the area

- 2.1.1 The Jesuits of the college were in need of a noviciate, a place to start the training of young men for the priesthood. Two new wings were added to the former private residence of the mill owner and by 1806 a small group of boys were taught at Hodder Court. By 1850, all the novices had moved to Beaumont near Windsor and Hodder Court became a school in its own right. It was overhauled and re-equipped and opened officially in 1855 as a preparatory school named Hodder Court.

2.3 Use and interaction with setting

- 2.3.1 The building currently collectively known as Hodder Court has been allowed to change and develop in order to remain in use. It has to date been
- a) a private dwelling,
 - b) a noviciate
 - c) a preparatory school,
 - d) derelict
 - e) 13 private dwellings (planning permission at the time was for 14)

3.0 Architectural Significance

- 3.1 One of the key features of Hodder Court is the two characteristic turrets flanking the east elevation which were added in 1870. There is also a dominant bay window attached to Flat 5; it is thought that this was added in the late twentieth century.
- 3.2 Significant Features - Some of the significant features identified in the list description are; the chamfered quoins, sill bands to all floors, moulded cornice and C19th octagonal corner tower, open at cellar level to the east. It has pilaster strips with Tuscan capitals.

4.0 Elemental Analysis

Photo catalogue ref:	Significant Elements	Reasons for Significance	Code A-D	Vulnerability Risks to significant elements	Code 1-4	Response/ Recommendations
CODE KEY: A - VERY SIGNIFICANT. B - SIGNIFICANT. C - MARGINAL INTEREST. D - LITTLE INTEREST. 1 - EXTREME RISK. 2 - GRAVE RISK. 3 - MARGINAL RISK. 4 - NO RISK.						
N/A	Generally	Hodder Place is listed Grade II Listing occurred Nov 1983	A	It is not included on the local or National 'At Risk' Register	3	Special care must be taken not to damage or deface the building in any way. Any changes required must be demonstrated to enhance the building and its significance.
Externals	Architectural style	A wing comprising a mixture of regency and victorian styles	A	Risk from inappropriate alterations & attrition which may result in loss of significant elements.	3	Care to be taken to respect the architectural styling and vulnerable elements during any interventions.
N/A	Group value	One of 13 properties within the wing (8 flats and 5 houses) but also group value with its historic connection to Stonyhurst College	A	Grouping largely altered, prime value in the South Elevation North elevation modernised with fittings for domestic use	3	Conserve integrity of South Elevation.
N/A	Use	Domestic private residence - current	B	Currently inhabited, property divided into flats	4	
N/A	Previous Use (c17th)	Used as a residence for cotton Mill owner Mr Emmett,	B	Evidence of original and interim forms obscured by later interventions	3	Care to be taken to respect the existing historic fabric through identification of 'significant elements' which are to be retained in any alteration works.
N/A	Previous use (c18th)	Preparatory school, Hodder Court	B	Evidence of original and interim forms obscured by later interventions	3	Care to be taken to respect the existing historic fabric through identification of 'significant elements' which are to be retained in any alteration works.
N/A	Building Orientation	Principal elevation faces South onto the private road accessing the court	B	Risk from inappropriate alterations & attrition which may result in loss of character to surrounding area and landmark status of principal elevation	3	Conserve contribution of principal façade as landmark, to character of locality
Externals	Structure - walls	External walls loadbearing	C	Good condition	4	

Photo catalogue ref:	Significant Elements	Reasons for Significance	Code A-D	Vulnerability Risks to significant elements	Code 1-4	Response/ Recommendations
CODE KEY: A - VERY SIGNIFICANT, B - SIGNIFICANT, C - MARGINAL INTEREST, D - LITTLE INTEREST: 1 - EXTREME RISK, 2 - GRAVE RISK, 3 - MARGINAL RISK, 4 - NO RISK.						
Externals	North Elevation	Rendered masonry, slate roof, 1No. Roof light, modern windows, modern pipes / drainage, porch west side	C	Good condition.	4	
Externals	South elevation	Slate roof mixture of UPVC and cast iron rainwater goods, two half round arches over 1/1 painted softwood windows with glazing infill to arch. Bay with large oivoting windows to ground floor.	B	Wear and tear, minor alterations and attrition	3	Regular inspection and maintenance
Externals	Roof	Welsh slate, terracotta ridge.	C	Good condition.	4	Maintain
Externals	Gutters and Downpipes	A mixture of cast iron and UPVC gutters, hoppers and downpipes	C	Partial replacement in uPVC	4	Maintain
Externals	Rooflights,	One roof light to North facing rear pitch	D	Not at risk	4	Maintain

> Subject: Proposed flue - 5 Hodder Court
 > Date: Thu, 5 Aug 2010 12:06:08 +0100
 > From: Adrian.Dowd@ribblevalley.gov.uk
 > To: tel.l@live.co.uk
 >
 > Dear Mr Longden,
 >
 > Flat 5 Hodder Court
 > Hodder Place - Grade II listed
 >
 > Thank you for your pre-application enquiry received 8 July 2010. I inspected site on 4 August 2010. The 1845 Ordnance Survey map appears to show a similar footprint for the building range forming the southern side of the courtyard as today.
 >
 >
 > The proposed works affect the character of the listed building and thus require listed building consent
http://www.ribblevalley.gov.uk/info/200175/planning/357/welcome_to_development_control/4.
 >
 >
 > Sections 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the local planning authority when considering the grant of listed building consent and planning permission, to have special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest which it possesses.
 >
 > PPS5 - Planning for the Historic Environment (March 2010) is the replacement Government guidance for PPG15 and PPG16 and states at Policy HE 9.1 that: "there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss is a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification"
 > <http://www.communities.gov.uk/publications/planningandbuilding/pps5>
 >
 >
 > PPS5 HE1.2 states that 'Where proposals that are promoted for their contribution to mitigating climate change have a potentially negative effect on heritage assets, local planning authorities should, prior to determination, and ideally during pre-application discussions, help the applicant to identify feasible solutions that deliver similar climate change mitigation but with less or no harm to the significance of the heritage asset and its setting'.
 >
 > PPS5 HE1.3 states that 'Where conflict between climate change objectives and the conservation of heritage assets is unavoidable, the public benefit of mitigating the effects of climate change should be weighed against any harm to the significance of heritage assets in accordance with the development management principles in this PPS and national planning policy on climate change'.
 >
 > PPS5 is accompanied by the Heritage Environment Planning Practice Guide which states at

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paragraph 189 that '...new services, both internal and external can have a considerable, and often cumulative, effect on the appearance of a building and can affect significance'.

> <http://www.english-heritage.org.uk/publications/pps-practice-guide/pps5practiceguide.pdf>.

>

>

> English Heritage provides advice on climate change and the historic environment at

> <http://www.helm.org.uk/server/show/nav.19689>

>

> I am mindful of the recent appeal decision (APP/T2350/E/07/2059339) concerning Flat 4 Hodder Court. Whilst I appreciate that the flue now proposed would not protrude above the roof ridge and would be powder coated to match the roof in colour, in my opinion the 600x200mm flue would still have a disruptive and unduly harmful effect upon the otherwise unblemished north facing slope of this prominent (highly visible whilst progressing southwards along the public footpath) and architecturally significant end of building range roof. I would be happy to discuss any alternative proposals for this or any other scheme for climate change mitigation.

>

> However, these are my opinions as an officer of the Borough Council which will not prejudice any recommendation to or decision of the Borough Council.

>

> Yours sincerely,

> Adrian Dowd

> Principal Planning Officer (Design & Conservation)

> Ribble Valley BC

>

>

>

>

>

>

> Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

>

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IMG8151.JPG

Front Elevation

© Lynda Jubb

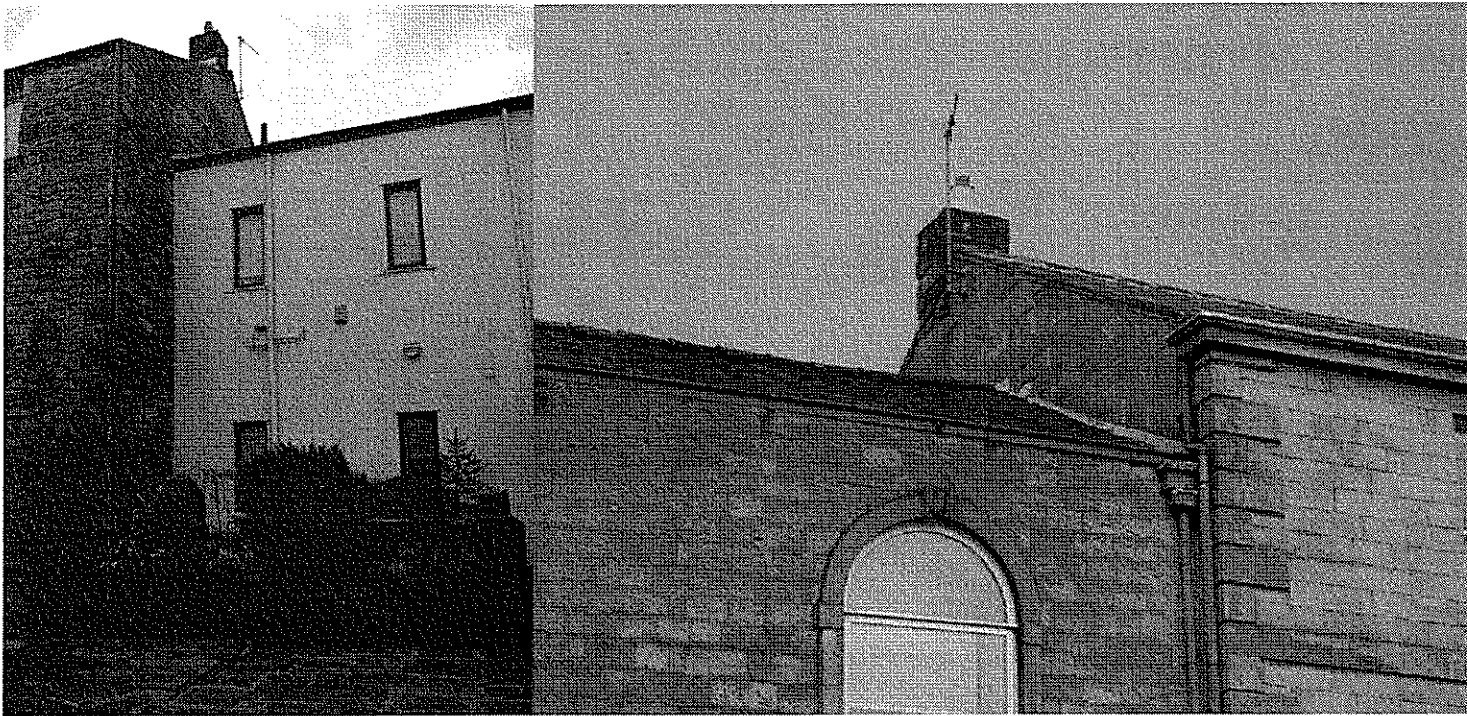


IMG8182.JPG

Rear Elevation

© Lynda Jubb





IMG08166.JPG

Soil pipe and modern alterations

© Lynda Jobb

IMG08164.JPG

Extant chimney

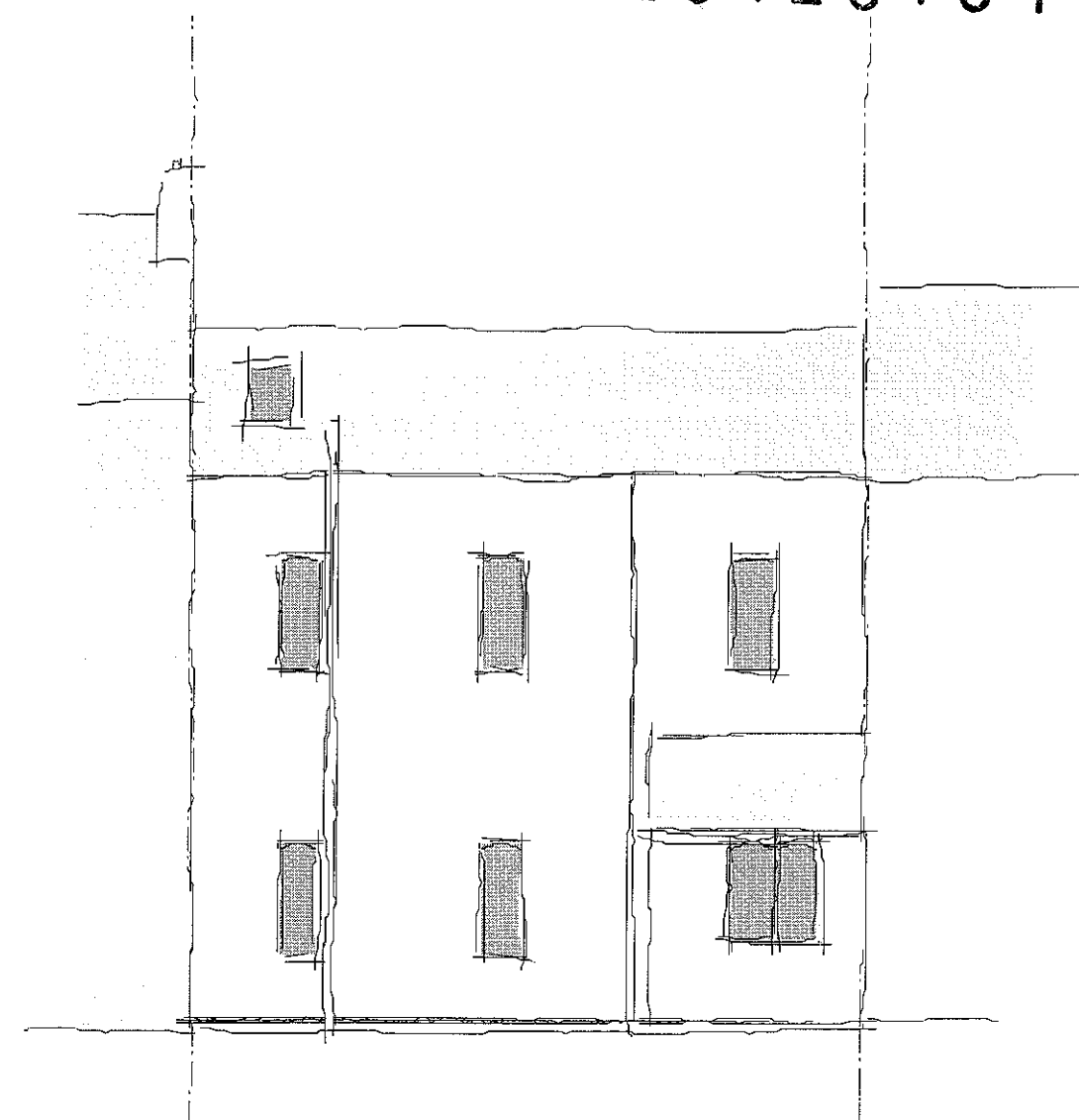
© Lynda Jobb

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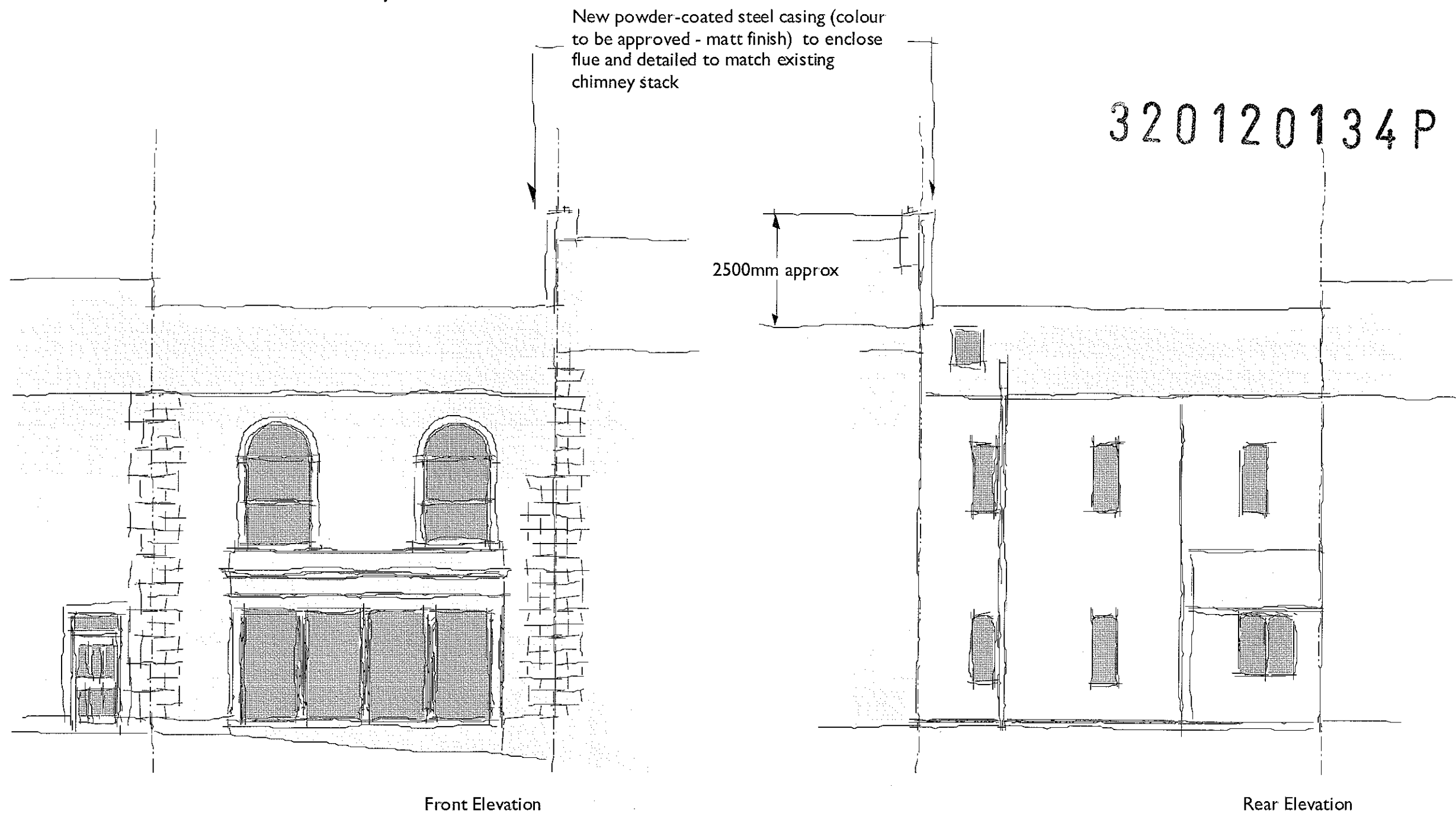
Front Elevation



Rear Elevation

Drawing 01 - Hodder Court
Front and rear elevations as existing
January 30th 2012, Scale 1:100 approx.

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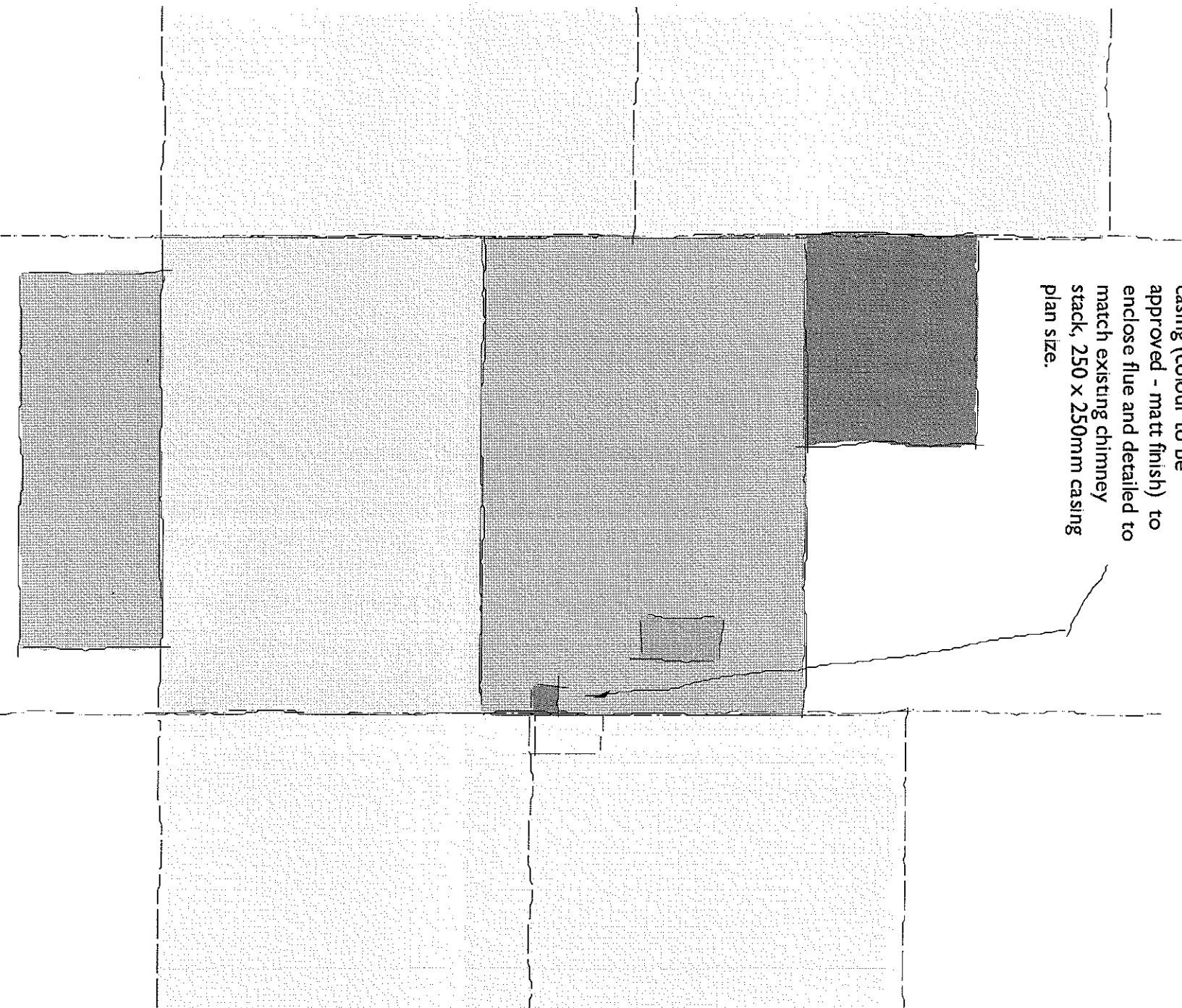


Drawing HC - 02A - Hodder Court
 Front and rear elevations as proposed
 January 30th 2012, Scale 1:100 approx.
 Revision A - dimension casing 08.02.12

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New powder-coated steel casing (colour to be approved - matt finish) to enclose flue and detailed to match existing chimney stack, 250 x 250mm casing plan size.



Drawing HC - 03A - Hodder Court
Sketch roof plan
January 30th 2012, Scale 1:100 approx.
Rev A - dimensions 08.02.12

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