



RIBBLE VALLEY  
BOROUGH COUNCIL

6 FEB 2012

ON OF

For office use only

Application No

320120136 P

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: |  | Surname:          |                 |                  |
| Company name:                                                                                                     | Roefield Specialist Care Ltd |             |  |                   |                 |                  |
| Street address:                                                                                                   | Thistle Manor                |             |  | Country Code      | National Number | Extension Number |
|                                                                                                                   | Edisford Road                |             |  | Telephone number: |                 |                  |
|                                                                                                                   |                              |             |  | Mobile number:    |                 |                  |
| Town/City:                                                                                                        | Clitheroe                    |             |  | Fax number:       |                 |                  |
| County:                                                                                                           | Lancashire                   |             |  | Email address:    |                 |                  |
| Country:                                                                                                          | UK                           |             |  |                   |                 |                  |
| Postcode:                                                                                                         | BB7 3LA                      |             |  |                   |                 |                  |
| Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No |                              |             |  |                   |                 |                  |

**2. Agent Name, Address and Contact Details**

|                 |                        |             |      |                   |                      |                  |
|-----------------|------------------------|-------------|------|-------------------|----------------------|------------------|
| Title:          | Mr                     | First Name: | Paul | Surname:          | Tunstall             |                  |
| Company name:   | JWPC Ltd               |             |      |                   |                      |                  |
| Street address: | JWPC Ltd               |             |      | Country Code      | National Number      | Extension Number |
|                 | Unit 1B                |             |      | Telephone number: | 01524 599980         |                  |
|                 | Waterview, White Cross |             |      | Mobile number:    |                      |                  |
| Town/City:      | Lancaster              |             |      | Fax number:       |                      |                  |
| County:         | Lancashire             |             |      | Email address:    |                      |                  |
| Country:        | United Kingdom         |             |      |                   |                      |                  |
| Postcode:       | LA1 4XS                |             |      |                   | ptunstall@jwpc.co.uk |                  |

**3. Description of Proposed Works**

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

Removal of cement based render to west gable of property and re-pointing of existing stonework.

|                                                                  |                                                               |                                                           |            |
|------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------|------------|
| Has the work already started without planning permission?        | <input checked="" type="radio"/> Yes <input type="radio"/> No | If Yes, please state the date when the work started:      | 01/05/2005 |
| Has the work already been completed without planning permission? | <input checked="" type="radio"/> Yes <input type="radio"/> No | If Yes, please state the date when the work was finished: | 31/05/2005 |

#### 4. Site Address Details

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

Description:

House:  Suffix:   
House name: THISTLE MANOR  
Street address: EDISFORD ROAD  
  
Town/City: CLITHEROE  
County: LANCASHIRE  
Postcode: BB7 3LA

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

Easting: 372722  
Northing: 441449

#### 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:

Application 3/2006/0528/P - Retention of roughcast render - refused  
Application 3/2009/0203/P - LBC for Extensions and alterations for use as care home  
Application 3/2009/0204/P - Planning Application for the above.

#### 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):

Officer name:

Title: Mr First name: Adrian Surname: Dowd

Reference:

Date (DD/MM/YYYY): 30/01/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Last telephone conversation with Conservation Officer. Previous correspondence goes back to 2008.

#### 7. Neighbour and Community Consultation

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

#### 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

#### 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:

Cement based render (Cement 1; Lime 1; Sand 5)

Description of *proposed* materials and finishes:

Exposed existing coursed sandstone with lime mortar (re-pointing)

Are you supplying additional information on submitted drawings or plans? ☐ Yes ☒ No

#### 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):

See Drawing 3897/A46 and Method Statement (Sunderland Peacock and Associates)

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### 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 A)

#### 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.

Title:  First name:  Surname:

Person role:  Declaration date:  ☒ Declaration made

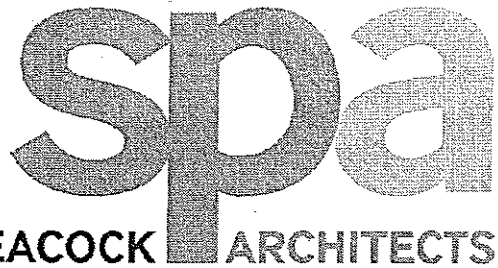
### 16. Declaration

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



Date

320120136P



SUNDERLAND PEACOCK ARCHITECTS

**PLANNING AND LISTED BUILDING APPLICATION**  
**FOR THE RENDER REMOVAL TO THE WEST**  
**ELEVATION OF THE EXISTING GRADE II LISTED**  
**BUILDING**

**ROEFIELD SPECIALIST CARE LTD.**

**EDISFORD ROAD**

**CLITHEROE**



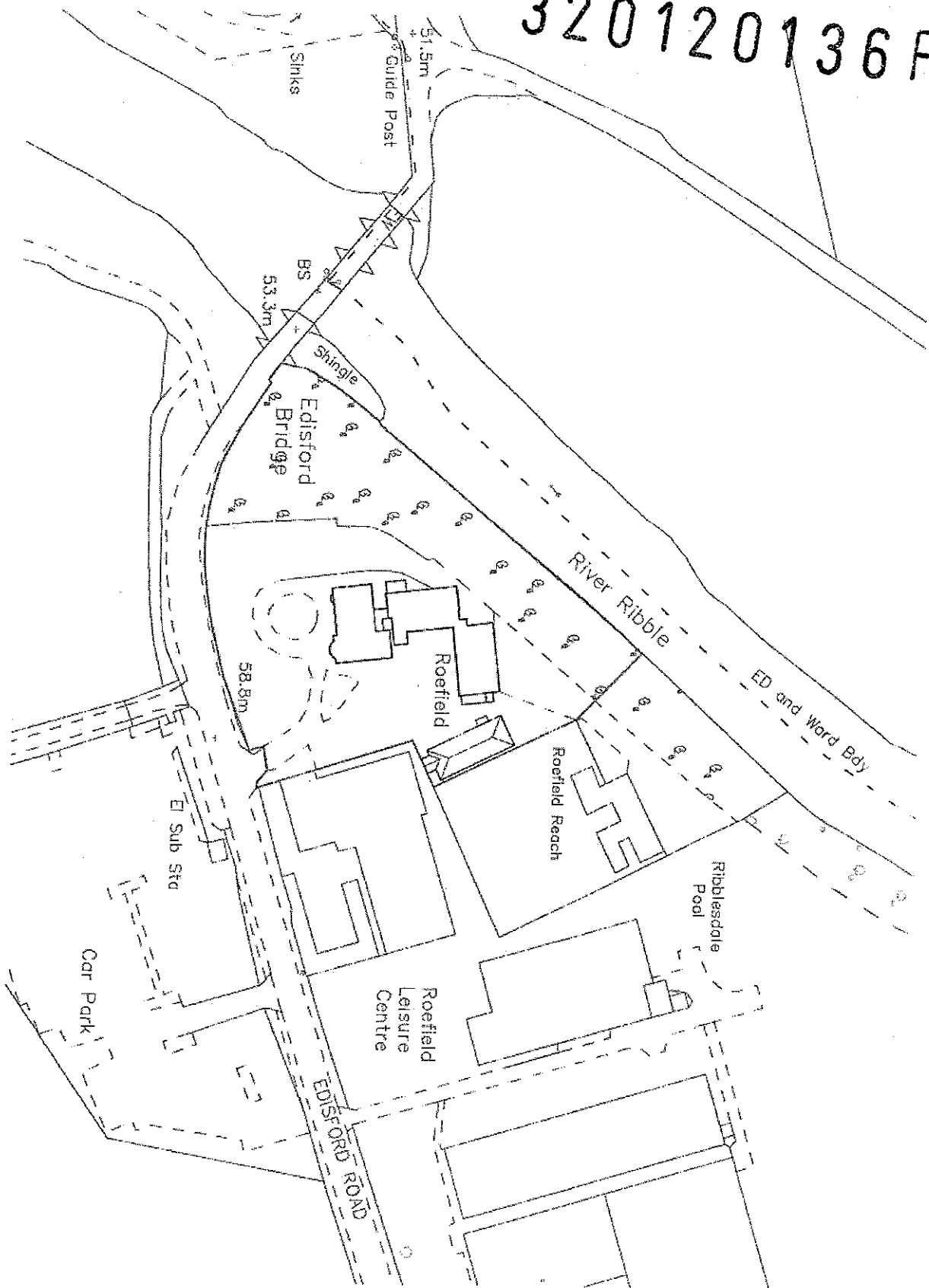
South Elevation

30 January 2012

## **Contents**

1. Site Location
2. Introduction
3. Method Statement

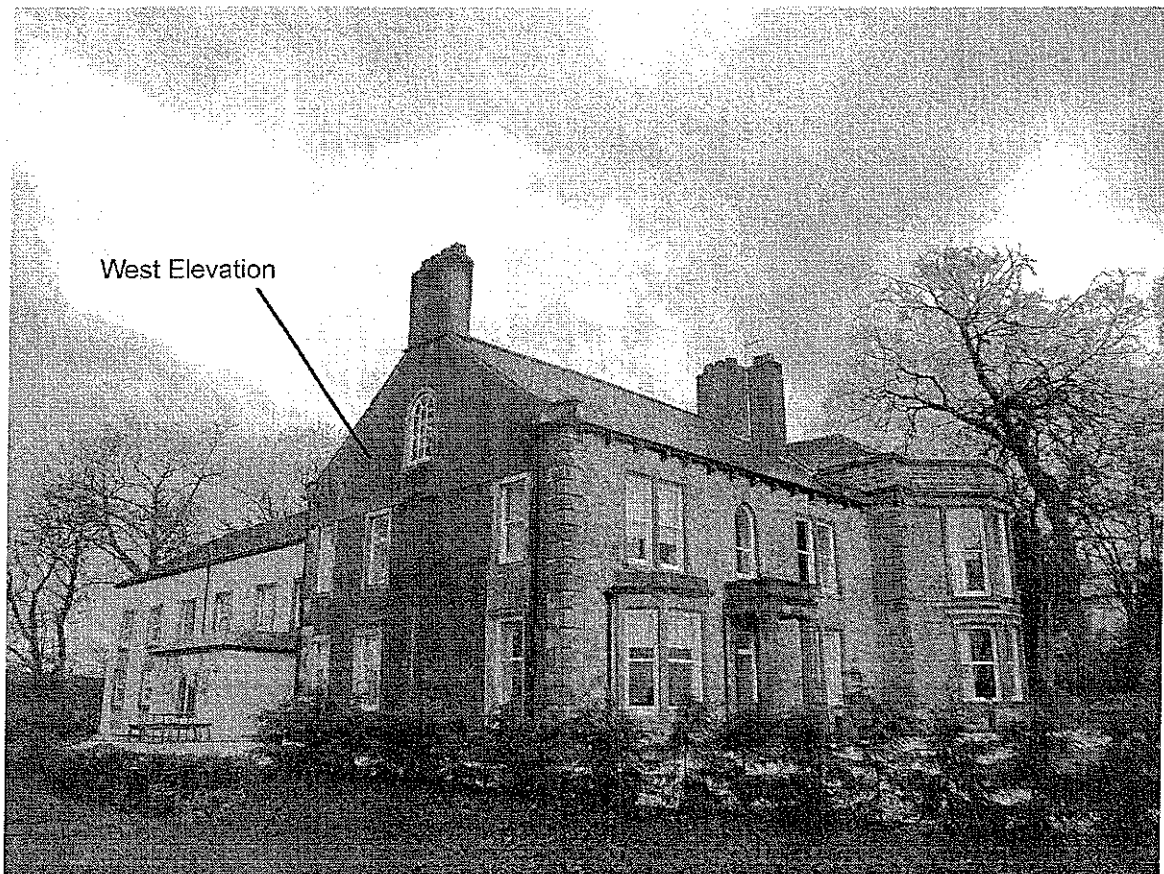
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Site Location Plan

## Introduction

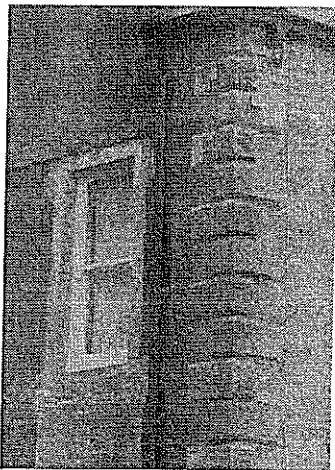
The existing building has been refurbished to a very high standard and is now a residential house specialising in the treatment of people with mental health issues. This application is for the removal of render to the West (side) elevation of the existing grade II listed building.



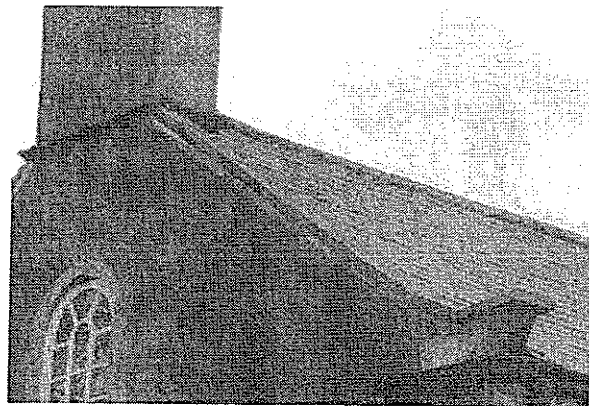
320120136 P

### Method Statement

With any form of render on natural stone there will be areas of poor adhesion and those of far greater adhesion. Random tapping of the surface should reveal hollow areas of poor adhesion, these areas should be utilised as the 'starting points' for removal. Removal should be by hammer and chisel throughout, (not by mechanical means). There will inevitably be areas which are strongly bonded to the stone and care must be taken to reduce the damage as best as practically possible. All loose material should be brushed off and removed and stone work which has been excessively damaged should be removed in its entirety and replaced. Care should be taken as not to damage the stone quoins and also dislodge the stone copings. The lead beneath the stone copings should be redressed on to the now exposed stone work.



Stone Quoins



Lead and Stone Copings



West Elevation

Area of render to be removed

### **Re-pointing**

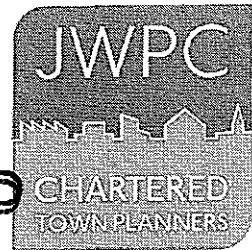
Joints should be raked out to their equivalent depth and re-pointed throughout with lime mortar to a flush finish. Castle Eminently Hydraulic Lime mortar specification as attached.

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**Monitoring of internal damp areas**

Moisture readings will be taken prior to the commencement of the work. If moisture ingress becomes a problem then a lime based render will be considered as a protective coating.

3201201369



Planning Services  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

31<sup>st</sup> January 2012  
The Quadrangle  
Banbury Road  
Woodstock  
Oxfordshire OX20 1LH  
Tel: 01993 814580  
Fax: 01993 814589  
Email: enquiries@jwpc.co.uk

Dear Sir/Madam

**RE: LISTED BUILDING CONSENT APPLICATION FOR REMOVAL OF  
UNAUTHORISED RENDER TO WESTERN GABLE WALL OF THISTLE  
MANOR, EDISFORD ROAD, CLITHEROE  
PLANNING PORTAL REFERENCE: PP-01800031**

I refer to the above listed building application lodged through the Planning Portal.

The application has been prepared as a result of ongoing discussions between representatives of the owners of the site and Council officers. The existing cement based render is understood to have been applied to the gable wall of this listed building by the previous owners some time just prior to May 2005 without the benefit of listed building consent.

An application for its retention was made June 2006 and refused in July 2006. The reason for refusal was cited as a perceived harm caused to the character and setting of the building by covering the stone walling in a modern render of inappropriate composition. It is understood that this decision was never contested through an appeal – nor has any enforcement action been forthcoming. Nonetheless, despite considerable debate, consultation and research (including the commissioning of the Scottish Lime Centre to analyse samples of the render), the best course of action in order to conserve the listed building has yet to be agreed by all parties.

Since my clients' acquisition of the premises in circa 2007, they have invested close to a further £2m in the refurbishment and improvement of the existing buildings on site and a new accommodation block. These works have proved to significantly improve the appearance, fabric and setting of the Grade II listed house, and have all been fully endorsed by the local planning authority. The long term conservation of the heritage asset has been, at every step of the way, an important material planning consideration both in terms of the statutory function of the local planning authority but also for the site owners, who are fully aware of their responsibilities as custodians of this fine building. However, in order for buildings such as Thistle Manor to be conserved, new viable uses must be found and accommodated. This naturally leads to potential tensions and compromise if the use is not that for which the building was originally designed. In this case the need to provide high quality mental health care accommodation to meet standards such as those set by the Quality Care Commission and others.

[www.jwpc.co.uk](http://www.jwpc.co.uk)

Whilst the application of the render to the building was undertaken prior to the applicants' purchase of the site, it is understood why such an approach was undertaken. The building has a history of penetrating dampness on this exposed elevation and whilst other measures have been taken to address this, the applicants remain concerned that the removal of this render may result in the damp issue returning.

Reluctantly, following discussions with officers of the Council that applicants have agreed to apply for the removal of the render and the reinstatement of the stone work, including the repointing of the jointing with an appropriate lime based mortar.

However, one purpose of securing the consent is to allow the applicants to expose a further sample panel and to satisfy themselves and the Council (a representative of which will be invited to attend) that the render can be removed without undue harm to the underlying sandstone. If this proves to be more harmful than beneficial then the works will not proceed, the panel re-rendered and an application for the retention of the render will be made. Officers will note that Paragraph 151 of the PPS5 Practice Guide (March 2010) warns that in such situations: *'The removal of hard renders may cause more damage to the significance of the building than retention'*. Whilst such a sample panel was previously exposed, the conclusions were not conclusive, nor were officers of the Council present to witness the method of removal. The applicants feel they must be completely satisfied themselves that both the appearance and integrity of the stonework is not irrevocably harmed by the removal of the render.

Roefield Specialist Care Limited is now a significant local employer (50-60 jobs) and has, over the past 5 years invested significantly in Thistle Manor. The works to the house itself as well as major improvements in the appearance of the rear extension and grounds, have been undertaken with great care and with full backing of the local planning authority. The applicants are keen to regularise the current unauthorised works to the western gable end of the house by securing consent for its removal and the reinstatement of the stonework. This will be carried out subject to the above criteria being met. The proposal has the full support of the Council's Conservation Officer and the applicants would be pleased to invite him to site to witness the removal of the render on a sample area, should this consent be granted.

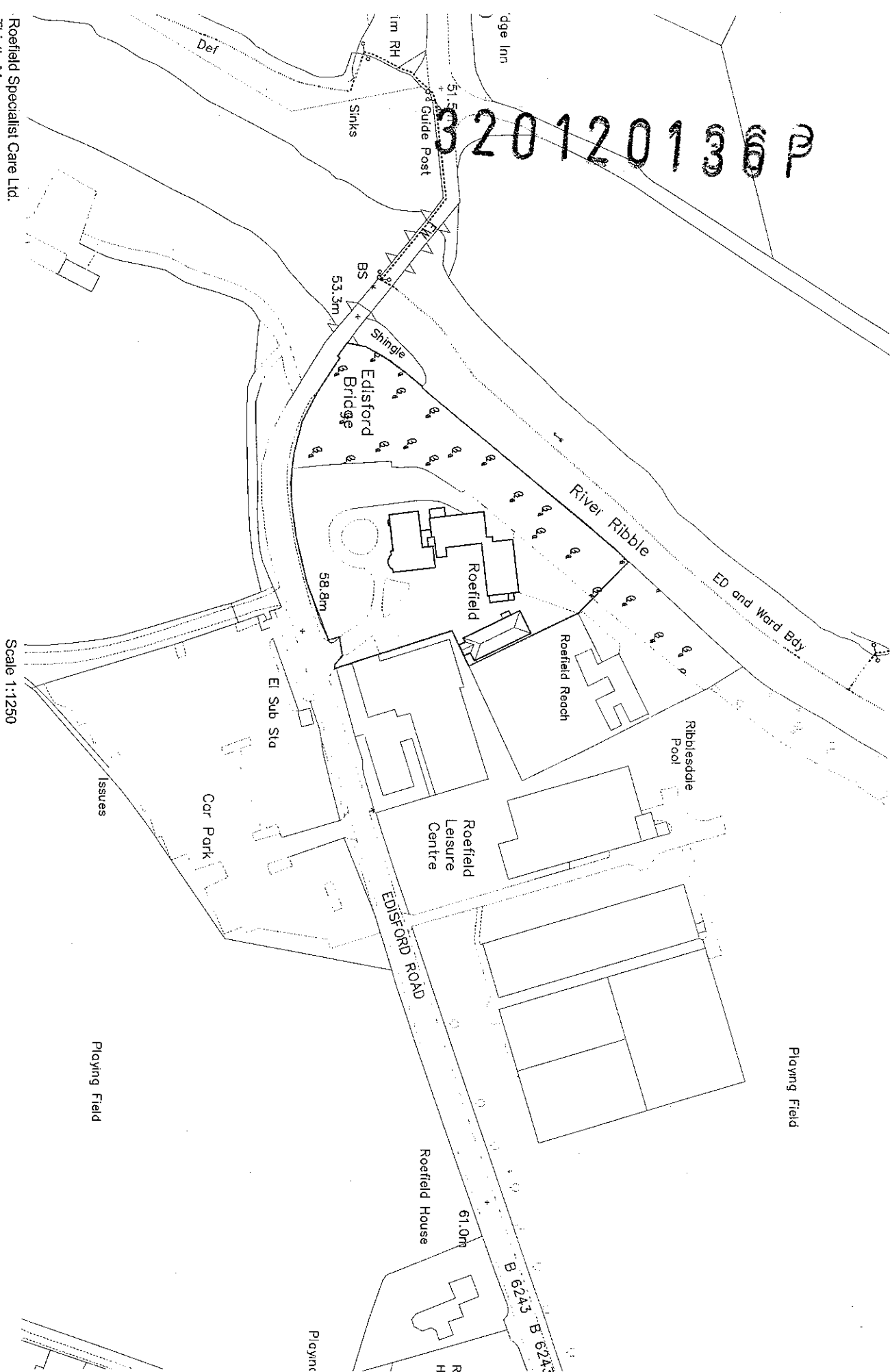
Should you wish to discuss this submission or require any further information then please do not hesitate to contact me. Additionally, given the sensitive nature of the current use of the site, officers must contact me to arrange a site meeting and should visit the site unattended. I look forward to arranging this in due course.

Yours faithfully,



**Paul Tunstall MRTPI**  
Director

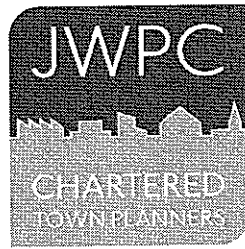
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Roefield Specialist Care Ltd.  
Thistle Manor  
Location Plan  
Scale 1:1250

Scale 1:1250

320120136P



## **HERITAGE ASSET STATEMENT**

### **THISTLE MANOR, CLITHEROE**

#### **1.0 Introduction**

- 1.1 This Statement is prepared to support a Listed Building Consent application made on behalf of Roefield Specialist Care Ltd for the removal of the cement-based render to the western gable of Thistle Manor, Edisford Road, Clitheroe.
- 1.2 As a Grade II listed building, Thistle Manor is a Heritage Asset as defined by Annex 2 of PPS5: Planning for the Historic Environment. It is a requirement that any planning or listed building consent application involving a heritage asset is supported by a description of the significance of the heritage asset affected and the contribution to its setting of that significance. The level of detail should be proportionate to the importance of the asset. This information, together with an assessment of the impact of the proposal on the asset should be submitted within the planning application (normally within the Design & Access Statement). In this case a separate Heritage Asset Statement has been prepared at the request of the local planning authority.
- 1.3 It is imperative that the Local Planning Authority understands the significance of any heritage asset before it can determine any planning application (in accordance with Policy HE6 of PPS5).

- 
- 1.4 Policy HE7 of PPS5 advises that when considering the impact of a proposal on a heritage asset, Local Authorities should take into account the significance of the asset itself and the value it holds for this and future generations.
- 1.3 A full description of the proposed development, the site characteristics and the history of this particular matter is detailed in the covering letter than supported the Listed Building Consent application. A detailed methodology for the removal of the unauthorised render is contained within the Method Statement prepared by project architects for the entire Roefield Specialist Care site, Sunderland Peacock and Associates.

## **2.0 The Nature of the Significance of the Heritage Asset and Extent of the Fabric of the Building**

2.1 In accordance with Planning Practice Guide which accompanies PPS5 and prepared by DCMS, DCLG and English Heritage, it is necessary to properly assess the nature, extent and importance of the significance of the heritage asset and the contribution of its setting in order for the Local Planning Authority to make a decision on any application.

2.2 Thistle Manor (formerly Roefield) was first included on the list of buildings of special architectural or historic interest on 19<sup>th</sup> May 1950 as a Grade II Listed building. The description reads as follows:

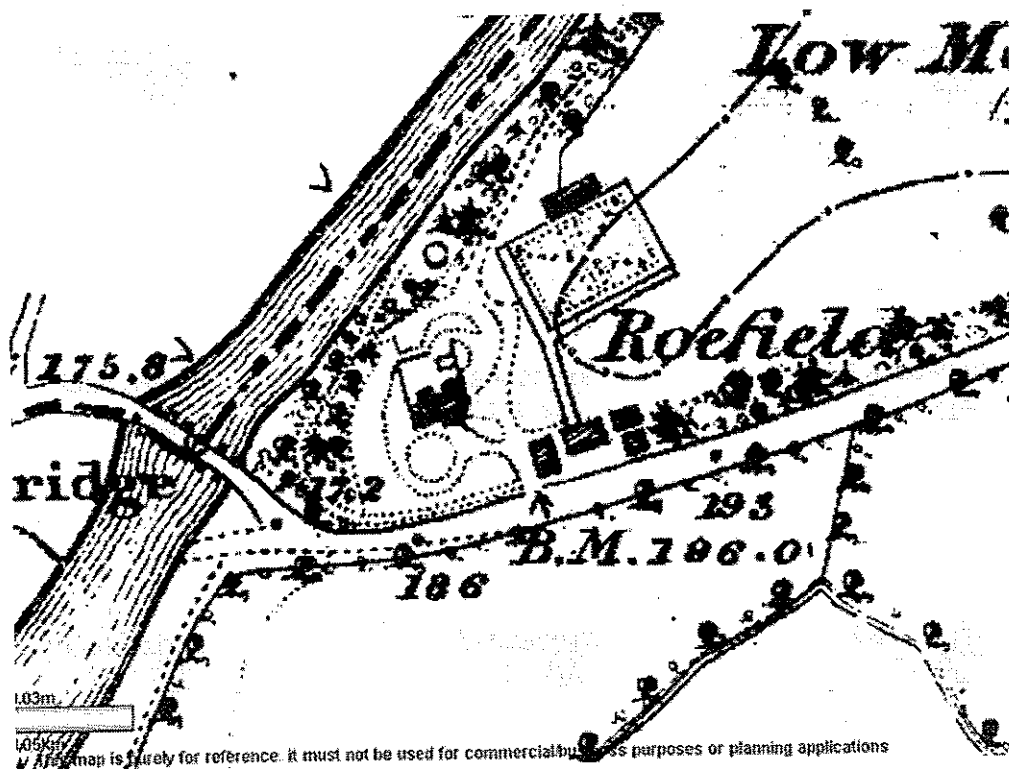
*'EDISFORD ROAD 1. 5295 (North Side) Roefield SD 74 SW 7/51 19.5.50. II GV 2. C18 with C19 alterations. 2 storeys. Consists of main block with C19 central porch with panelled piers. A bay window and a 2-light window in the ground storey and 2 windows of 2 lights in the upper storey are C19. The central round-headed single light window in the upper storey appears to be C18. Eaves modillions and rusticated quoins. To the right, a wing projecting forward has a 2-storey bay window with eaves cornice and parapet over. Rusticated quoins. This portion of the house has a stone tiled roof. The remainder is roofed with green slate. Modern extensions. Roefield and Former Stables to Roefield form a group.'*

2.3 The building can be seen on the first edition Ordnance Survey 1:10560 map, surveyed in 1844-6 and it can be seen that significant development has taken place in the intervening 150 years around Roefield and the adjacent listed building of 'Former Stables to Roefield'. It also shows that the listed building has been significantly extended to the north since the time of the initial survey in 1846 and this is (at least partly) referenced in the 1950 listing description.

2.4 It is clear that whilst great care has been taken in conserving the existing house, this has only been possible due to the significant investment in the wider site by the applicants. At each stage of its development, the local planning authority has

assessed the impact upon the heritage asset and ensured that its fabric and setting have both been conserved. Each assessment has been made in mind of the requirements of the PPS5 Historic Environment Planning Practice Guide (and PPG15 before it) which states that whilst the best way of conserving a building is normally be using it for the purpose for which it was built. Often this is not always possible and where new uses need to found to conserve buildings: *'Some degree of compromise in use may assist in retaining significance'* (Paragraph 181 of the Planning Practice Guide). Whilst some compromise to the setting of the building has been necessary, this has ensured significant investment in the heritage asset to the benefit of future generations.

- 2.5 This listed building consent application relates to the western gable of the original house. Whilst the description does not explicitly mention the materials used in the construction of the walls, it is acknowledged by all parties that prior to 2005, the western gable wall was constructed in coursed sandstone with lime-based mortar. In is unclear however, whether any render for this or other elevations was ever used on this building. The findings of the Scottish Lime Centre in its report of January 2006 are inconclusive in this regard.



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Fig 1: 1:10,000 First Edition Map (1844-1850)



Fig 2: Southern elevation of house shortly its acquisition by the applicants.



Fig 3: Southern elevation June 2010



Fig 3: Photo of western gable elevation taken February 2009 after sample panel was exposed.

- 2.6 As one of the principle elevations of the original house, the western gable is of major significance to the character and appearance of the building. Attempts to conserve it for the long term should be supported. The gable has historically suffered from penetrating dampness, the root cause of which has never been completely identified. It is understood that it was for this reason that the render was applied by the previous owners in 2005.

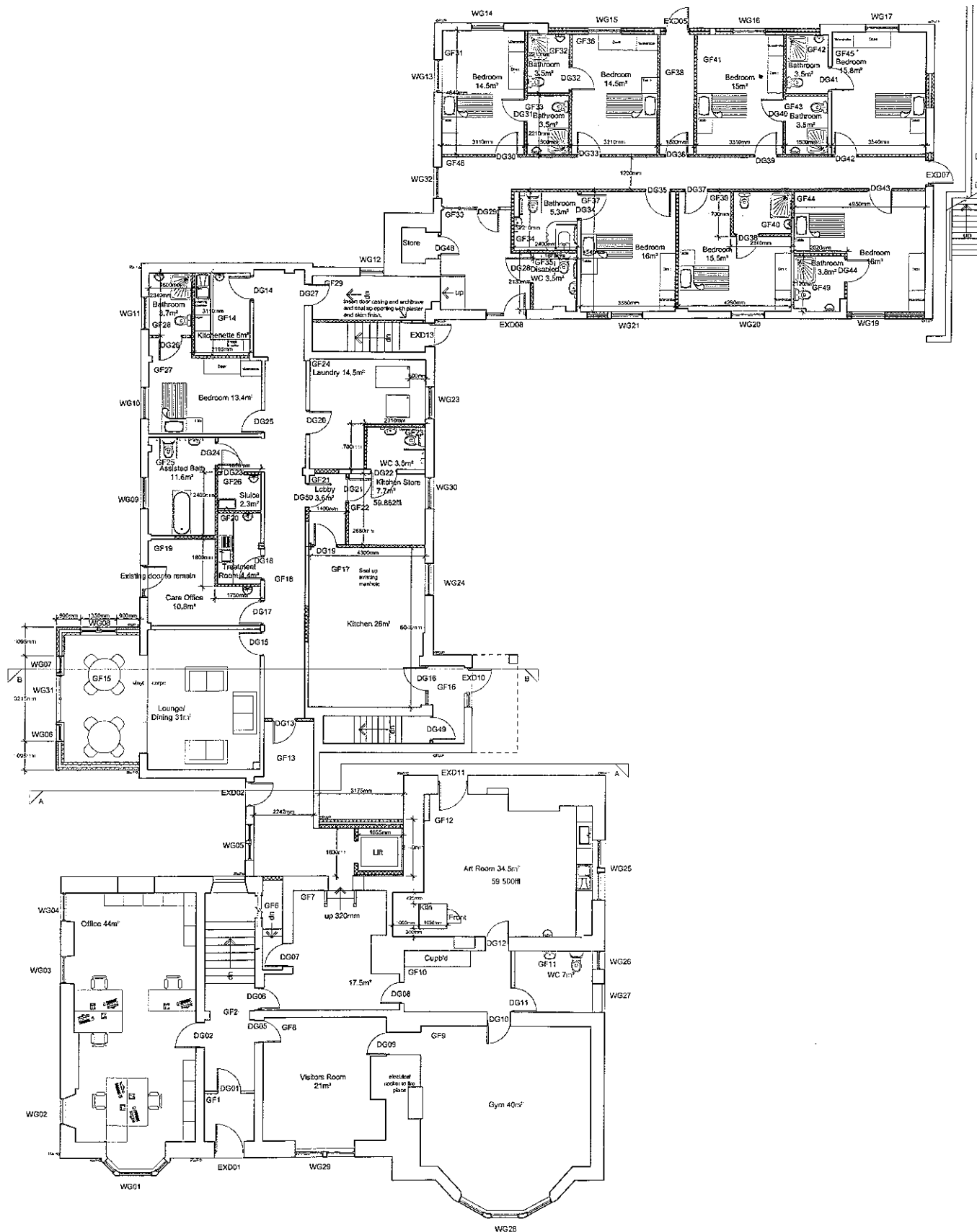
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### **3.0 Impact of the Proposal upon the Heritage Asset**

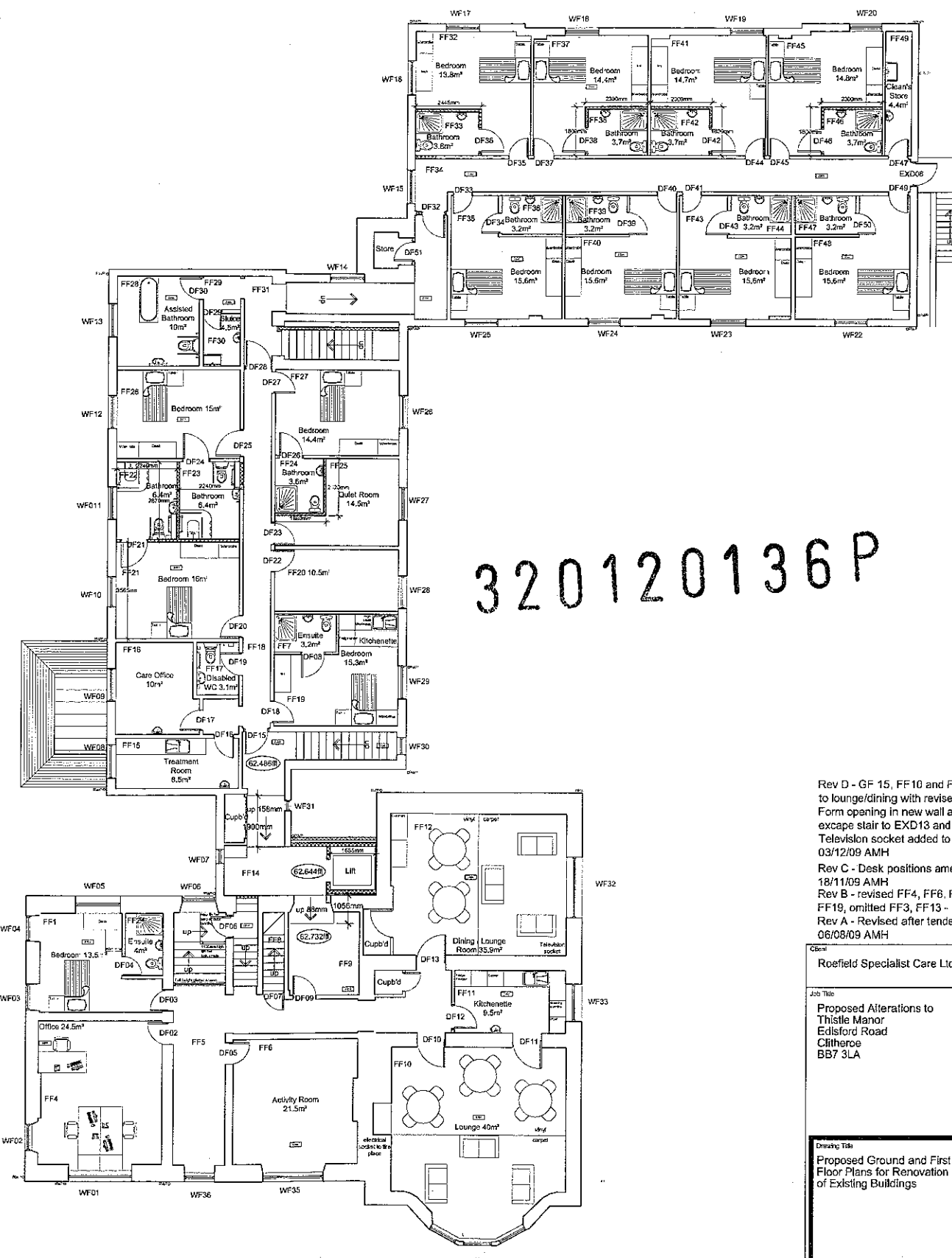
- 3.1 This Listed Building Consent simply seeks to secure the removal of unauthorised cement-based render from the Western elevation of Thistle Manor (formerly Roefield). The render was applied without the benefit of planning or listed building consent and therefore no assessment as to its suitability or otherwise was made by the local planning authority. Conversely, the local planning authority has not enforced against this unauthorised development. Nonetheless, in order to regularise the current situation in has been agreed with the local planning authority that the most appropriate way forward is to make this application.
- 3.2 The impact of the application proposal is to return the building to its pre-2005 condition by removing the cement-based render. Granting of this consent will firstly, allow for the applicants to arrange for a sample panel of the render to be removed by hand in order to properly assess the impact of doing so upon the original coursed sandstone beneath. If such a procedure would have a harmful impact upon the listed building then the applicants will halt works and review the situation with the local planning authority. The retention of the existing render or its replacement with a lime based render will be considered as an alternative.
- 3.3 If the sample panel removal is successful then the building will be returned to its pre-2005 condition. This would have a neutral to positive impact upon the special architectural and historic merit of the building. The applicants would reserve the right, however, to monitor penetrating dampness on this gable wall and if this problem were to exacerbate following the removal of the render then an alternative method of protecting the wall will be considered.

*JWPC Ltd*

February 2012



Ground Floor Plan



First Floor Plan

320120136P

Rev D - GF 15, FF10 and FF12 amended to lounge/dining with revised floor finishes  
 Form opening in new wall adjacent to escape stair to EXD13 and plaster over.  
 Television socket added to FF12 - 03/12/09 AMH  
 Rev C - Desk positions amended - 18/11/09 AMH  
 Rev B - revised FF4, FF6, FF7, FF12, FF19, omitted FF3, FF13 - 17/09/09 AMH  
 Rev A - Revised after tender pricing - 06/08/09 AMH

Roefield Specialist Care Ltd

Job Title  
 Proposed Alterations to  
 Thistle Manor  
 Edilsford Road  
 Clitheroe  
 BB7 3LA

Drawing Title  
 Proposed Ground and First  
 Floor Plans for Renovation  
 of Existing Buildings

Scale 1:100 Date 13/01/09 Drawn A.Harrison

spa  
 SUNDERLAND PEACOCK & ASSOCIATES LTD  
 HAZELBROOK, HAZELBROOK ROAD, BURNLEY, LANCASHIRE, BB7 2AG  
 T 01204 455176 F 01204 477224  
 E info@spapeacock.co.uk  
 www.spapeacock.co.uk

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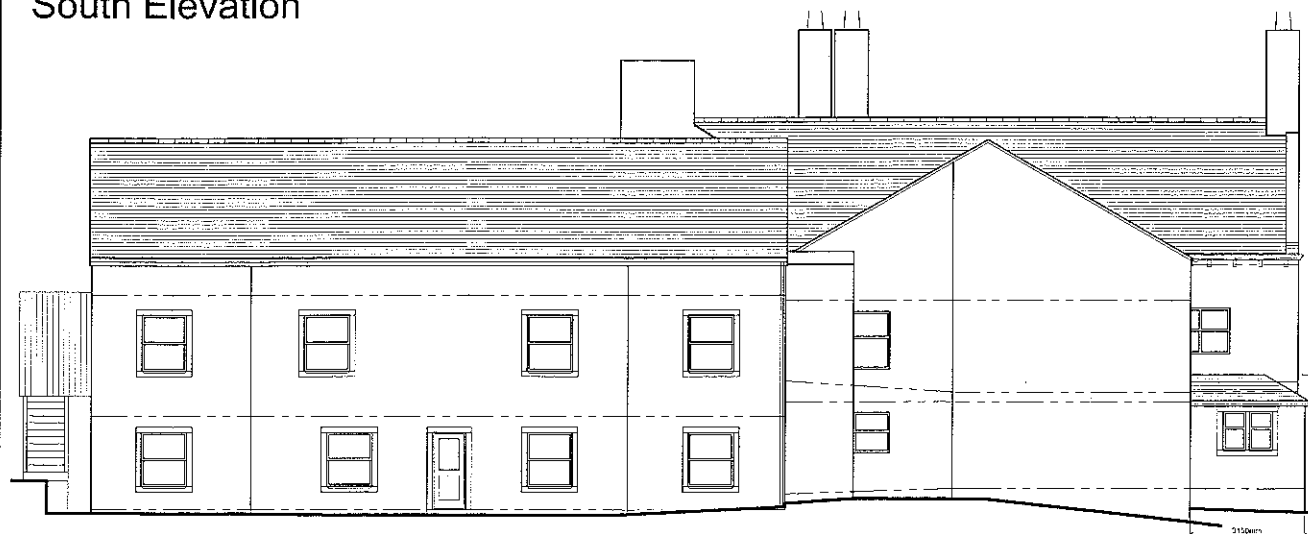


South Elevation



East Elevation

320120136P



North Elevation



West Elevation

Rev A - Revised after tender pricing -  
06/08/09 AMH

Client  
Roefield Specialist Care Ltd.

Job Title  
Proposed Alterations to  
Thistle Manor  
Edisford Road  
Clitheroe  
BB7 3LA

Drawing Title  
Proposed Elevations

Scale: 1:100 Date: 11/12/08 Drawn: A. Harrison

**spa**  
SUNDERLAND PEACOCK ARCHITECTS  
SUNDERLAND PEACOCK & ASSOCIATES LTD.  
HAZELMESE, PINEWOOD ROAD, CLITHEROE  
LANCASHIRE, BB7 3AG  
T: 01200 423178 F: 01200 427258  
E: info@sunderlandpeacock.com  
www.sunderlandpeacock.com

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