



RIBBLE VALLEY
BOROUGH COUNCIL

21 FEB 2012

For office use only

Application No:

320120177P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission. Town and Country Planning Act 1990

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:	MARTIN	Surname:	SMITH
Company name:					
Street address:	LOWLANDS HOUSE		Telephone number:	Country Code	National Number
Town/City:	NEWTON-IN-BOWLAND		Mobile number:		
County:	Lancashire		Fax number:		
Country:	UK		Email address:		
Postcode:	BB7 3DZ				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	CHRISTOPHER	Surname:	SAUNDERS
Company name:	RBC NORTH WEST				
Street address:	36 FARHOLME LANE		Telephone number:	Country Code	National Number
Town/City:	BACUP		Mobile number:		
County:	LANCASHIRE		Fax number:		
Country:	UK		Email address:		
Postcode:	OL13 0EX		saunders.cm@talktalk.net		

3. Description of the Proposal

Please describe the proposed development including any change of use:

REMOVAL OF HARD BRITTLE PAINT TOP COAT ON THE SIDE ELEVATION AND REMOVAL OF THE REMNANTS OF THE OLD LIME WASH TO EXPOSE THE NATURAL STONE AND TO CREATE A MORE UNIFORM APPEARANCE.
THE WALLS WILL THEN BE APPROPRIATELY REPOINTED

Has the building work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:			
Street address:	BACK YORK STREET		
	CLITHEROE		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 1LT		

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

Easting:	374522
Northing:	441949

5. 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): 16/12/2011 (Must be pre-application submission)

Details of the pre-application advice received:

LETTER, TO PROCEED WITH PLANNING APPLICATION. WORK NEEDS TO BE DONE IN A WAY THAT WILL NOT DAMAGE THE STONEMWORK

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☐ 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 state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

STONE COATED WITH LIME WASH AND HARD BRITTLE PAINT

Description of *proposed* materials and finishes:

REMOVAL OF LIME WASH AND HARD BRITTLE PAINT TO EXPOSE ORIGINAL STONEMWORK
APPROPRIATE REPOINTING

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DESIGN AND ACCESS STATEMENT
SITE MAP**10. Vehicle Parking**

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	3	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
 Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown**12. Assessment of Flood Risk**

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

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

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

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

14. Existing Use

Please describe the current use of the site:

PLACE OF WORSHIP

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

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

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

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

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

15. Trees and Hedges

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

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

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

16. Trade Effluent

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

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
D1							☒

21. Site Area

What is the site area?

450

sq.metres

22. Industrial or Commercial Processes and Machinery

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

AIR EXCHANGE SYSTEM

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

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

4. Site Visit

320120177P

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

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Notice recipient		Date notice served
Name	KINGDOM HALL TRUST	26/01/2012
Number:	Suffix:	
Street:	IBSA HOUSE	
Locality:	THE RIDGEWAY	
Town:	LONDON	
Postcode:	NW7 1RN	

Title: Mr First name: CHRISTOPHER Surname: SAUNDERS
Person role: Agent Declaration date: 15/02/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: CHRISTOPHER Surname: SAUNDERS
Person role: Agent Declaration date: 15/02/2012 ☒ Declaration Made

26. Declaration

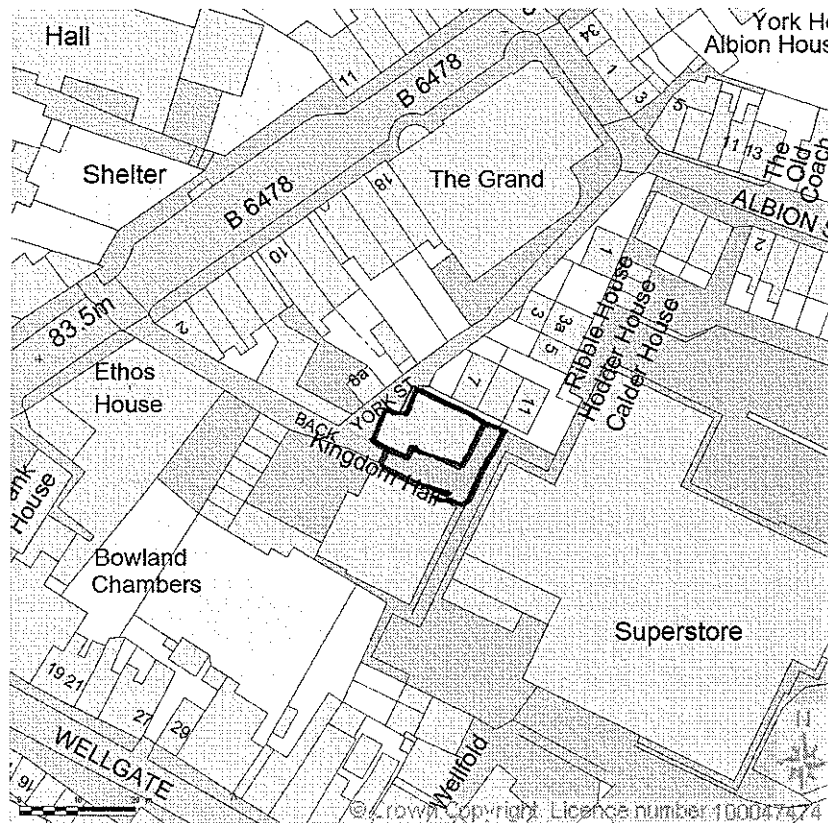
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date: 15/02/2012

320120177P

AREA 2 HA
SCALE: 1:1250
CENTRE COORDINATES: 374520 , 441951



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474

Heritage Statement

For

Kingdom Hall, Back York Street, Clitheroe. BB7 1LT

(Planning Portal Reference: PP-01821430)

Description of the Heritage Asset and its Setting

The building lies within Character Area 3: **York Street and the environs of the Grammar School including Well Terrace and the southern end of Pimlico Road.**

The building is not a listed building. It is believed to date from mid to late 18th century and is thought to have been a textile factory in the past. It is constructed of random natural stone. The windows are top hung casement windows constructed of timber. There are no distinguishing architectural features.

The adjacent buildings are varied. Cottages in the immediate area are of similar construction and style, some with a limewash finish and some with a natural stone finish, perhaps constructed by the same builder, while commercial buildings are constructed of red brick or are rendered with a concrete type of render.

The street scene is mixed, with residential cottages, commercial/industrial buildings and a tarmacadamed car park in the immediate vicinity.

An Assessment of Significance

Further to considering the Clitheroe Conservation Area Appraisal, it is acknowledged that the building does contribute to the historic character of the area, complementing the adjacent cottages. However, the more modern commercial properties in the immediate vicinity do detract from the historic character of the area.

An Explanation of the Proposed Work

No alterations are to be made to the design of the exterior of the building. The proposed work involves the removal of an inappropriate hard brittle paint topcoat on the side elevation and the removal of remnants of the old lime wash to expose the natural stone. This will create a more uniform appearance. The walls will then be appropriately re-pointed. *It is felt that this will return the building to its original appearance, enhancing the character of the street scene.*

The Impact of the Proposed Development

It is our intention to sympathetically preserve both the appearance and character of the building and the immediate area within the Clitheroe Conservation Area.

320120177P

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application.

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB)

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

THE BUILDING IS A 'BUILDING OF TOWNSCAPE MERIT' AND IS PARTLY PAINTED WITH A NON-PERMEABLE BRITTLE TOP COAT ON THE SIDE ELEVATION, CAUSING DAMP PROBLEMS WITHIN THE BUILDING. THERE ARE ALSO REMNANTS OF OLD LIME WASH ON OTHER ELEVATIONS. WE PROPOSE TO REMOVE THESE FINISHES TO EXPOSE THE NATURAL STONE, CREATING A MORE PLEASING UNIFORM APPEARANCE. THE WALLS WILL BE APPROPRIATELY RE-POINTED

Use

What will the extension/development be used for and justify why this is necessary?

NO CHANGE OF USE OR DEVELOPMENT/ALTERATIONS TO THE STRUCTURE IS BEING CONSIDERED

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development? NO CHANGE TO THE SIZE OR DIMENSIONS OF BUILDING. THE BUILDING IS A 'BUILDING OF TOWNSCAPE MERIT' IN CLITHEROE CONSERVATION AREA. WE WISH TO ENHANCE THE APPEARANCE OF THE BUILDING IN KEEPING WITH THE SURROUNDING BUILDINGS AND TO SAFEGUARD THE STRUCTURE BY REDUCING OR ELIMINATING THE CAUSE OF DAMPNESS.

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

NO CHANGE TO LAYOUT OF BUILDING

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

NO CHANGE TO LAYOUT OF BUILDING
THE WORK IS PRIMARILY COSMETIC AND SHOULD BE MORE SYMPATHETIC
TO ADJOINING PROPERTIES IN APPEARANCE

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

NO CHANGE TO LANDSCAPING

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used

ON COMPLETION OF THE WORK THE BUILDING WILL BE MORE IN
KEEPING WITH OTHER BUILDING IN THE AREA
CARE WILL BE TAKEN IN REMOVING DAMAGED/WORN PAINT AND
LIMEWASH
RE-POINTING WILL BE DONE USING APPROPRIATE MATERIALS

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

NO CHANGE TO ACCESS