



02 MAR 2012

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120213P

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 planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: MR First name: GRAHAM
Last name: ROYSTON
Company (optional):
Unit: House number: House suffix:
House name: VICARAGE FARM
Address 1: OLD BACK LANE
Address 2: WISWELL
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country: ENGLAND
Postcode: BB7 9BS

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of Proposed Work

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

REQUEST TO ERECT A GATE ACROSS DRIVEWAY IN COMPLIANCE WITH
PERMITTED DEVELOPMENT RIGHTS.

* PLEASE NOTE - SOLE PURPOSE OF THIS REQUEST IS FOR "CHILD SAFETY" AT THE ADDRESS
AND TO MIRROR EXISTING GATES ONTO 2 VICARAGE BACK COTTAGE
(SEE PHOTOGRAPHS ENCLOSED)

3. Description of Proposed Work (continued)

Has the work already started without consent?

☐ Yes

☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent?

☐ Yes

☒ No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit:

House number:

House suffix:

House name:

VICARAGE FARM

Address 1:

OLD BACK LANE

Address 2:

WISWELL

Address 3:

Town:

CLITHWODE

County:

LANCASHIRE

Postcode (optional):

B67 9BS

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

Easting:

Northing:

Description:

5. Related Proposals

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

☐ Yes

☐ No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known and then complete as much as possible:

☐

Officer name:

MICHAEL KIRBY

Reference:

MYK/KH

Date (DD/MM/YYYY):

20 AUG 1996

(must be pre-application submission)

Details of pre-application advice received?

GIVEN ADVICE OF NO PLANNING PERMISSION
REQUIRED FOR PROVISION OF A GATE
NO MORE THAN 1 METRE HIGH.

7. Neighbour and Community Consultation

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

☒ Yes

☐ No

If Yes, please provide details:

ANNE PIERKINSON
2 VICARAGE FARM COTTAGE
OLD BACK LANE
WISWELL
CLITHWODE B67 9BS

8. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes

☒ No

If Yes, please provide details:

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls			☐	☐
Roof covering			☐	☐
Chimney			☐	☐
Windows			☐	☐
External doors			☐	☐
Ceilings			☐	☐
Internal walls			☐	☐
Floors			☐	☐
Internal doors			☐	☐
Rainwater goods			☐	☐
Boundary treatments (e.g. fences, walls)			☐	☐
Vehicle access and hard standing			☐	☐
Lighting			☐	☐
Others (add description)	DRIVEWAY — NO GATE	ERECT A GATE ACROSS DRIVEWAY	☐	☐

Are you supplying additional information on submitted drawings or plans?

☒ Yes☐ No

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

10. Demolition

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

☐ Yes☒ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building:

☐ Yes☒ No

b) Demolition of a building within the curtilage of the listed building:

☐ Yes☒ No

c) Demolition of a part of the listed building:

☐ Yes☒ No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)

ii) What is the volume of the part to be demolished?(cubic metres)

iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish:

--

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

--

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

Grade I ☐Ecclesiastical Grade II ☐Grade II ☒Ecclesiastical Grade II* ☐Grade II* ☐Don't know ☐Ecclesiastical Grade I ☐**11. Listed Building Alterations**

Do the proposed works include alterations to a listed building?

☐ Yes☒ No

If Yes, do the proposed works include: (you must answer each of the questions)

a) Works to the interior of the building?

☐ Yes☒ No

b) Works to the exterior of the building?

☐ Yes☒ No

c) Works to any structure or object fixed to the property (or buildings within its curtilage internally or externally)?

☐ Yes☒ No

d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☐ Yes☒ No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

--

13. Immunity From Listing

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

☐ Yes☒ No☐ Don't know

If Yes, please provide the result of the application:

--

14. Certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

24 Feb 2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

Neither Certificate A or B can be issued for this application

All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

--

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

--

--

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

14. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date DD/MM/YYYY:

--

15. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:

☐

3 copies of other plans and drawings or information necessary to describe the subject of the application:

☐

3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

☐

3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):

☐**16. Declaration**

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

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

24 Feb 2012

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code:

--

National number:

--

Extension number:

--

Country code:

--

Mobile number (optional):

--

Country code:

--

Fax number (optional):

--

Email address (optional):

--

18. Agent Contact Details

Telephone numbers

Country code:

--

National number:

--

Extension number:

--

Country code:

--

Mobile number (optional):

--

Country code:

--

Fax number (optional):

--

Email address (optional):

--

19. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

--

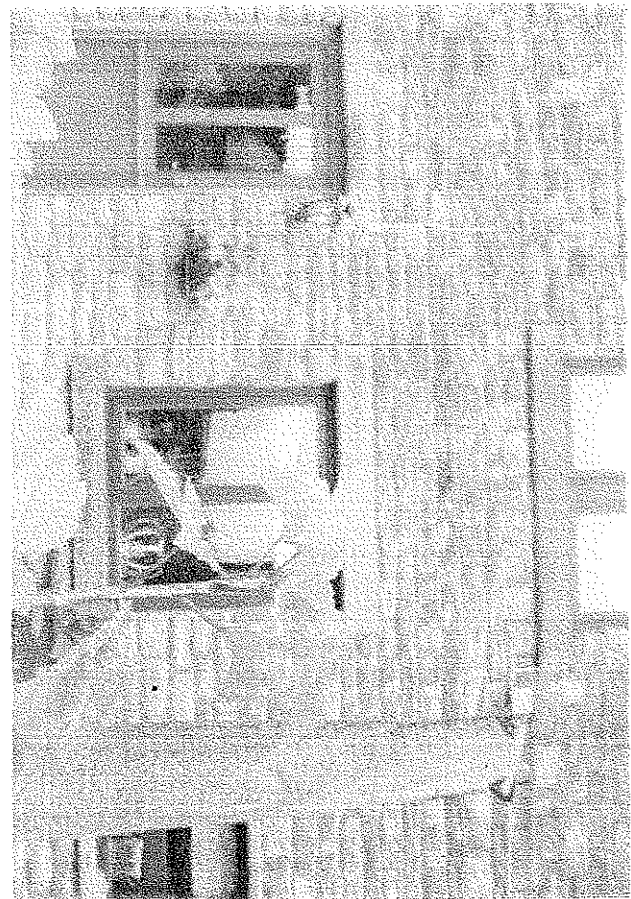
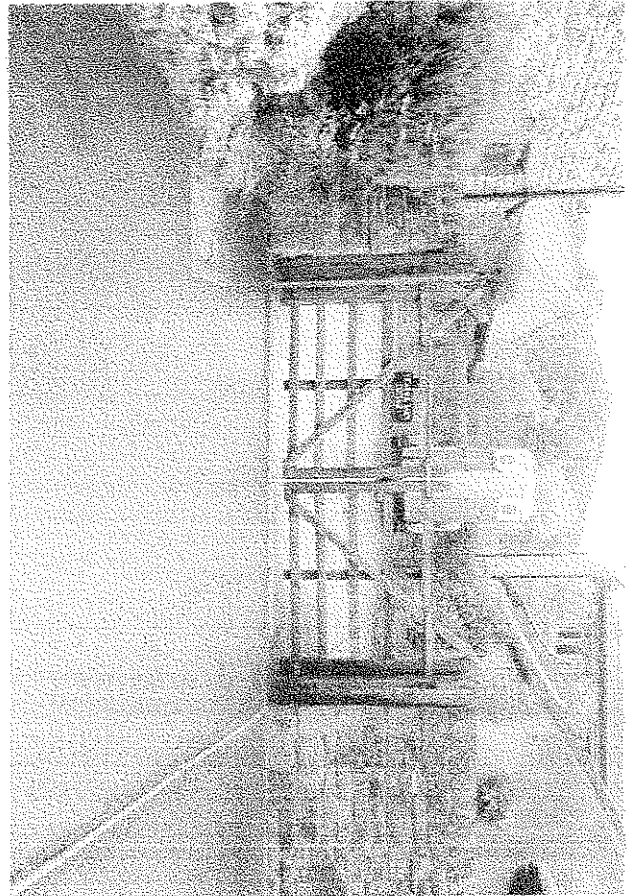
Telephone number:

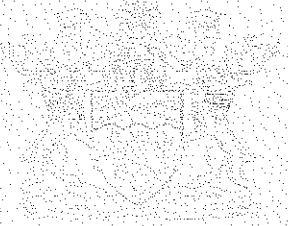
--

Email address:

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320120213 P





RIBBLE VALLEY BOROUGH COUNCIL

please ask for Michael Kirby
 direct line 452302
 planning fax 01200 443063
 my ref MK/KH
 your ref
 date 20 August 1996

Council Offices
 Church Walk, Clitheroe
 Lancashire BB7 2RA

Tel: 01200 425111
 FAX: 01200 426339
 DX Clitheroe 15157

Dear Sir

Thank you for your letter of 30 July 1996 concerning permitted development rights in relation to your property. On the basis of the information which you have provided the provision of a gate, no more than 1m high, in the location which you have specified appears to be covered by your existing permitted development rights. As such, an application for planning permission would not be required.

Yours faithfully

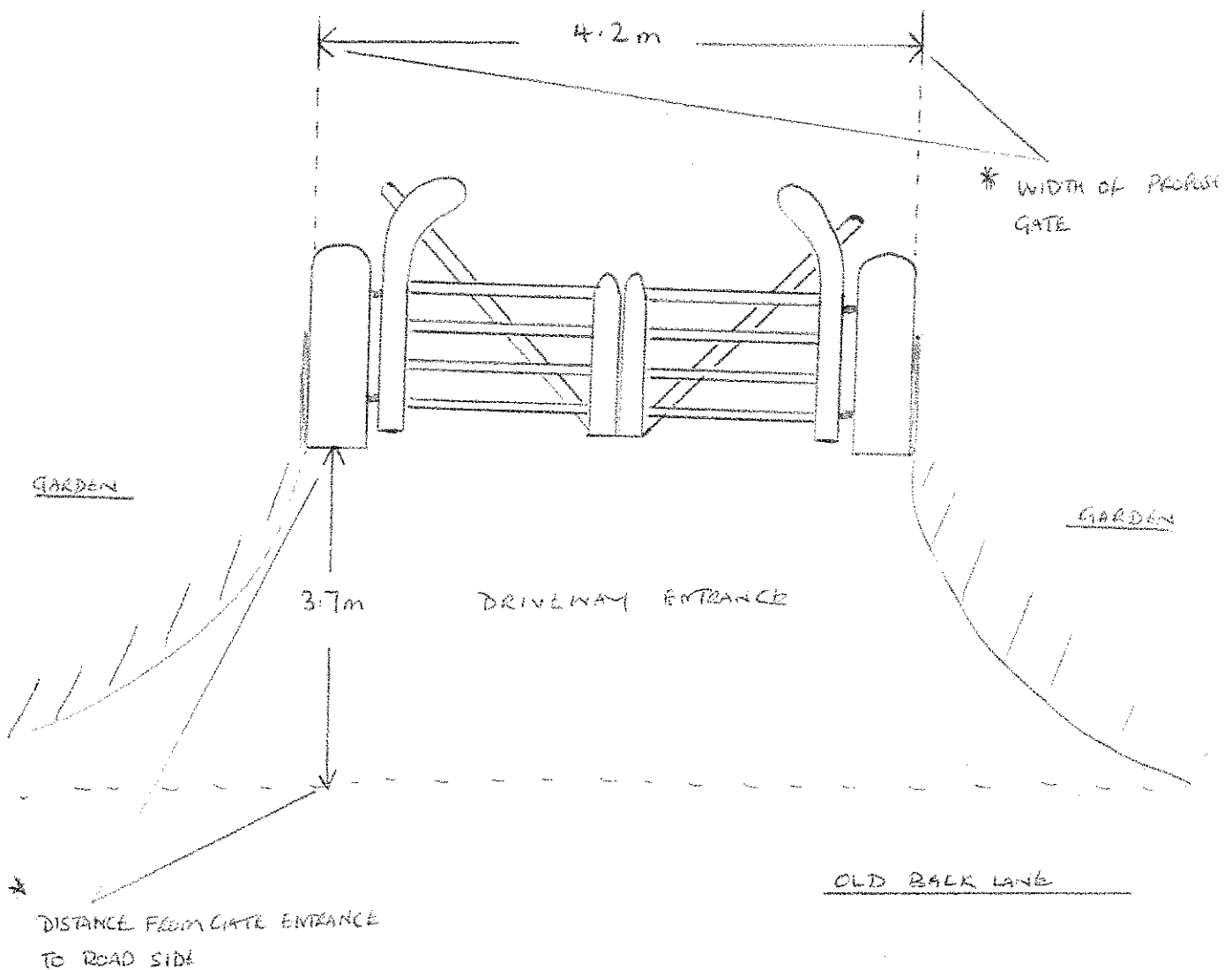
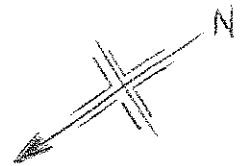
DEVELOPMENT CONTROL MANAGER

Messrs G Royston & G Collinge
 Vicarage Barn
 Old Back Lane
 Wiswell
 CLITHEROE
 BB7 9BS

KH 21895

320120213P

DIAGRAM OF PROPOSED GATE DESIGN,
HOCKEY-STYLE AND MIRRORS EXISTING
GATE TO VICARAGE BARN COTTAGE



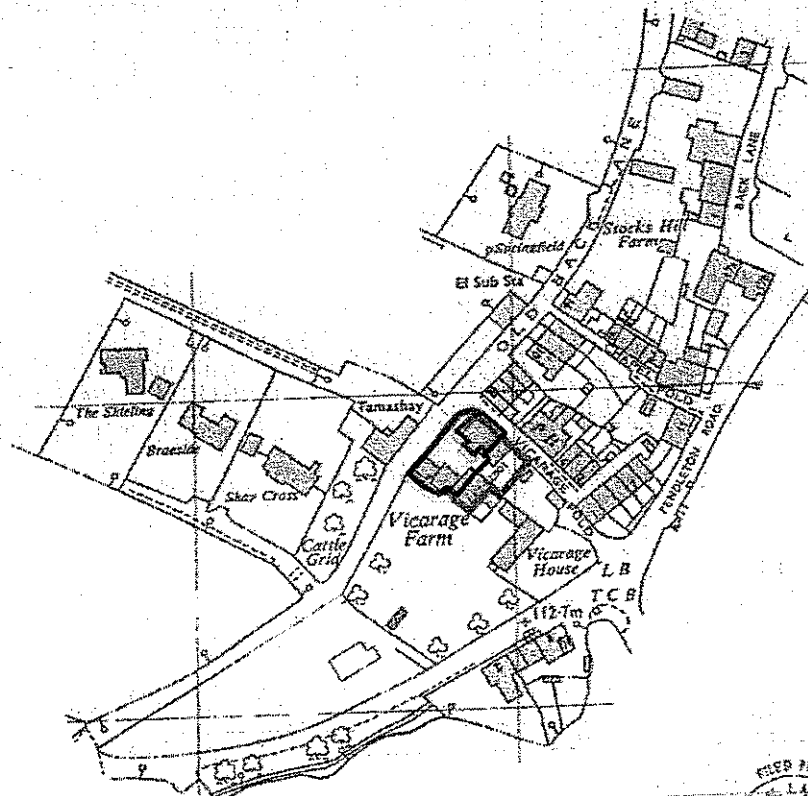
← BARROW —

— WHALLEY →

320120213P

H.M. LAND REGISTRY		TITLE NUMBER	
		LA 633815	
ORDNANCE SURVEY PLAN REFERENCE	SD 7437	SECTION	A
COUNTY LANCASHIRE	DISTRICT RIBBLE VALLEY	Scale 1:1250 Enlarged from 1:2500 © Crown copyright 1987	

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



This is a copy of the title plan on 28 FEB 2012 at 13:31:13. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

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ICE SURVEY
REFERENCE

SD 7437

SECTION A

Scale
1/1250 Enlarged from 1/2500

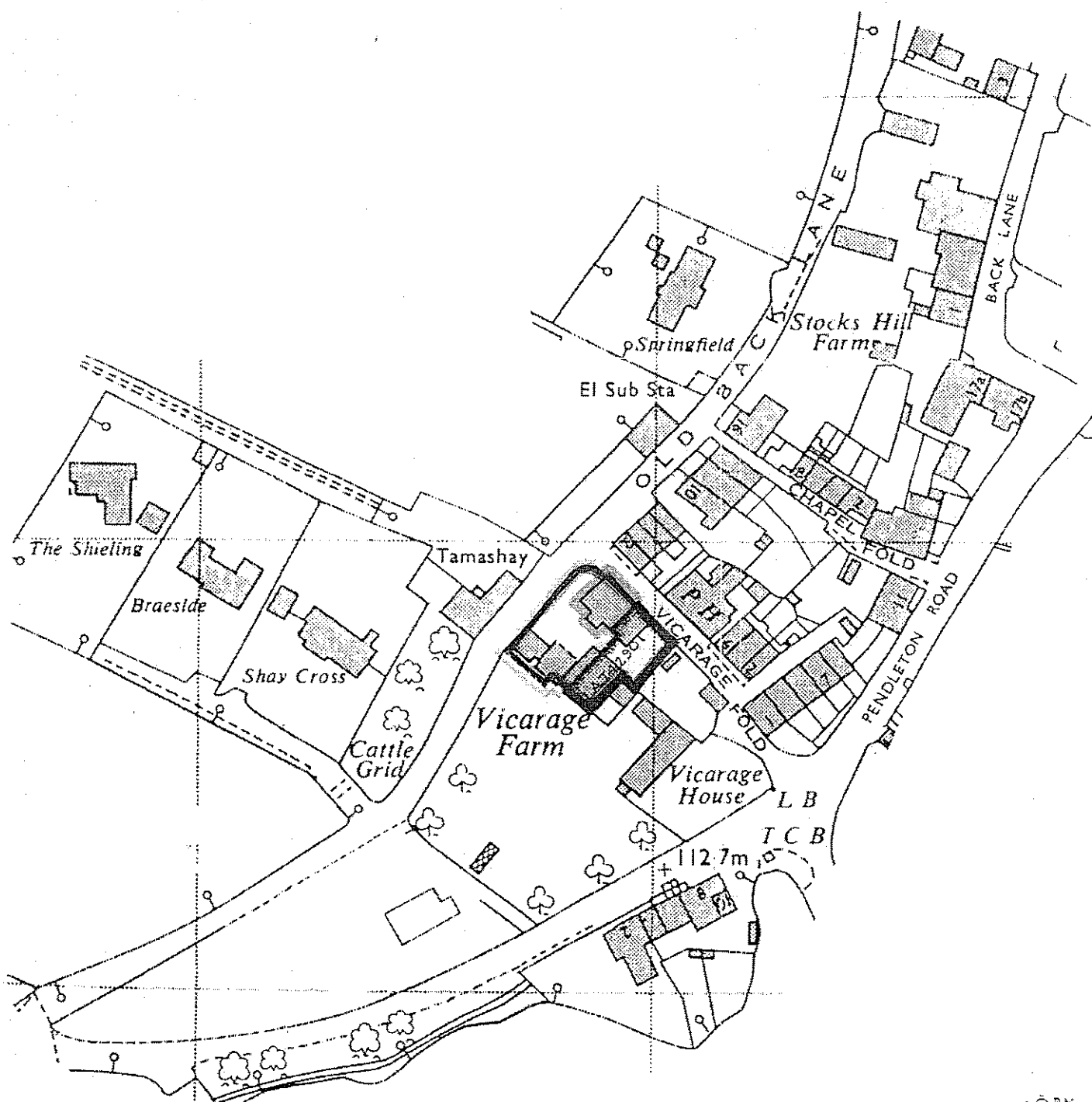
LANCASHIRE

DISTRICT RIBBLE VALLEY

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The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.

320120213P



320120213P

SA 479
10/90

OFFICE COPY

ISSUED BY
THE LYTHAM DISTRICT LAND REGISTRY

Plan referred to:-

H137

H M LAND REGISTRY

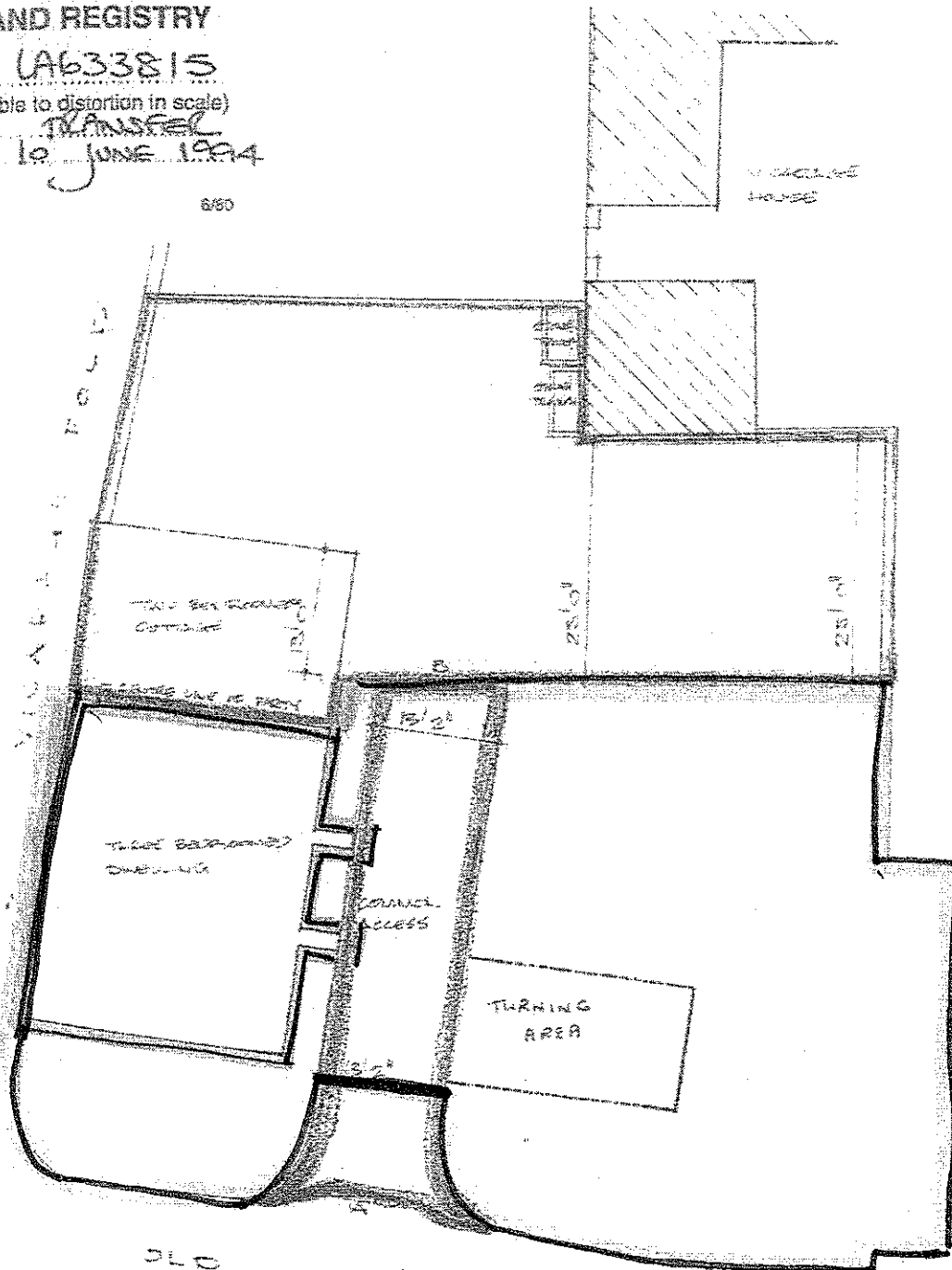
Title No. **LA633815**

COPY (liable to distortion in scale)

of plan to **TRANSFER**

dated **10 JUNE 1994**

6/60



OLD BACK LANE

LANE

ONE INCH REPRESENTS SIXTEEN FEET

OF D. HENRY
Anne Parkinson.

Lesley Lund

From: graham royston [grahamroyston@msn.com]
Sent: 07 March 2012 21:17
To: Lesley Lund
Subject: RE: vicarage farm invalid 134 & 135
Attachments: Vicarage Farm 1 jpg; Vicarage Farm 2 jpg

320120213P

Hi Lesley

Thank you for the prescribed attachments.

I have coloured in the plan as requested and added some additional plan details which I hope you may find helpful.

Your advice re the heritage statement was reassuring and I hope the following descriptions, reasons for changing etc, are both suitable and acceptable.

External Windows and Doors

Vicarage Farm was originally a working farm and was part of the then Vicarage House estate. In 1989, the freehold land was title filed at the Registry as, Vicarage Barn, Old Back Lane, Wiswell. (BB7 9BS)

In 1994 the barn, in a state of disrepair and no longer a working concern was converted into 2 separate dwellings by Bowland Homes Limited.
 Vicarage Farm, and Vicarage Barn Cottage.

Anne Parkinson, still my neighbour today was resident in Vicarage Barn Cottage when I bought Vicarage Farm in 1996.

The windows and doors to Vicarage Farm are constructed of softwood timber and externally coated in wood stain, this is still the case today.

Vicarage Farm is a grade 2 converted 19th Century barn of coursed rubble under slate, with a large projecting cart entrance with a timber lintel supported on big stone brackets.

I would require permission to change the external finish of the softwood windows and doors of Vicarage Farm from wood stain to paint. Paint is usually the correct finish for timber windows; staining is not a traditional finish and should not usually be used.

The majority of other buildings and properties within the conservation part of the village have painted windows and doors - most recently Glebe Cottages, Old Back Lane.

Changing the external finish of the windows and doors of Vicarage Farm to paint will instantly improve the aesthetic value of the building, it will equally be in keeping with both village traditions and historical values. Most visitors to the village are enchanted by Wiswell's tranquil charm, a beautifully well kept hamlet and I wish my property to be the best it can in keeping with its heritage

You should already have the paint details -
 Farrow&Ball - 1st colour choice Old White No.4, and 2nd Matchstick No.2013

Entrance Gate

The other requirement was to erect a gateway to the property entrance, the position of the proposed gate is highlighted in Green on one of the plan details attached.

There is an existing farmyard gate to Vicarage Barn Cottage and I wish to replicate the same design of the gate (hockey-style design), details were included with the original paperwork.

The main reason for the gate is to provide a safe environment for my children, one boy (Henry) 2yrs 6mths and a 12 week old baby daughter (Daisy). Extra caution is currently necessary when Henry is out of the main door, he dashes off down the driveway which leads straight on to Old Back Lane.

The gate design would be in keeping of tradition with that of a farm entrance gate, enhancing the look of the property and add symmetry with the existing gate.

I do hope the information is satisfactory for you to make your recommendations, however if you require any further details please let me know.

Kind Regards and thank you once again for your assistance earlier today.

Graham Royston

Subject: vicarage farm invalid 134 & 135
Date: Wed, 7 Mar 2012 10:47:33 +0000
From: Lesley.Lund@ribblevalley.gov.uk
To: grahamroyston@msn.com
CC: Lesley.Lund@ribblevalley.gov.uk; Louise.Blatchford@ribblevalley.gov.uk

Hi

I now attach the plan

I am also attaching the link to PPS5:

<http://www.communities.gov.uk/publications/planningandbuilding/pps5>

Basically a heritage statement outlines the significance of a heritage asset ie description of features, setting, any works done to the listed building, etc and the likely impact of the proposed development upon that significance ie how will it fit within the listed building and its setting.

Kind regards

Lesley

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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