



RIBBLE VALLEY
BOROUGH COUNCIL

02 MAR 2012

OF THE
COMMISSION OF

For office use only

Application No

320120214P

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 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):

CHANGE COLOUR/FINISH OF EXISTING DOORS/WINDOWS, THESE ARE MADE OF
SOFTWOOD TIMBER AND CURRENTLY WOOD STAIN PROTECTED
IN ACCORDANCE WITH THE WISWELL CONSERVATION MANAGEMENT GUIDELINES AND
IN KEEPING WITH HISTORICAL TRADITION - WE REQUEST PERMISSION TO CHANGE
THE EXISTING FINISH (WOODSTAIN) TO PAINT FINISH AND REINSTATE TRADITIONAL
PRACTICE. (COLOUR CHARTS ENCLOSED)

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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	SOFTWOOD - WOOD STAIN PRESERVATIVE FINISH	PAINT FINISH (FARRAN & BALL) 1 st CHOICE - OFF WHITE 3 2 nd - - - - - STRIKE 8	☐	☐
External doors	SOFTWOOD - WOOD STAIN PRESERVATIVE FINISH	PAINT FINISH (FARRAN & BALL) 1 st CHOICE - OFF WHITE 3 2 nd - - - - - STRIKE 8	☐	☐
Ceilings			☐	☐
Internal walls			☐	☐
Floors			☐	☐
Internal doors			☐	☐
Rainwater goods			☐	☐
Boundary treatments (e.g. fences walls)			☐	☐
Vehicle access and hard standing			☐	☐
Lighting			☐	☐
Others (add description)			☐	☐

Are you supplying additional information on submitted drawings or plans?

☒ Yes☐ No

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

FARRAN & BALL PAINT COLOUR CHARTS ENCLOSED.

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)?

--

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):

CHANGE FINISH / COLOUR of EXISTING DOORS & WINDOWS
* PICTURE ENCLOSED.

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 ☐

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

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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:

[Redacted Signature]

[Redacted Signature]

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:

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

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:

[Redacted Steps Taken]

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):

[Redacted Newspaper Name]

[Redacted Date]

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

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 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 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 VisitCan the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☐ No

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

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

If Other has been selected, please provide:

Contact name:

--

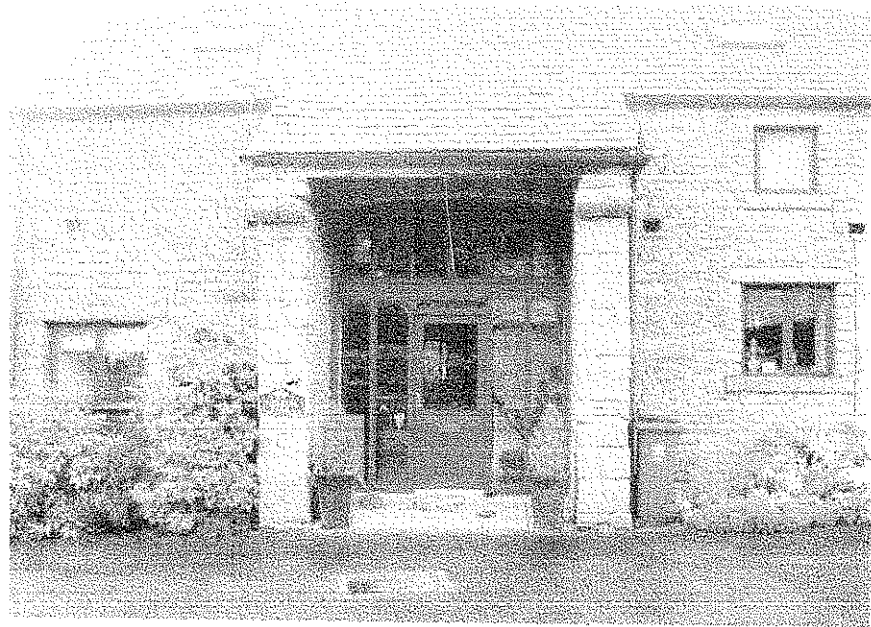
Telephone number:

--

Email address:

--

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cutters should not be used to cut out old mortar because it makes the joints unacceptably wide, and may score the masonry.

Doors and doorways: Original doors should be retained. Their replacement or defacement is often entirely unnecessary. Replacement doors should copy the original in the materials, the detail of the design, and the paint finish. Modern off-the-peg doors are not generally acceptable for use in historic buildings, nor are doors with incongruous design features such as integral fanlights. Unpainted hardwood, stained or varnished softwood, or uPVC doors are rarely suitable. Doorcases, door furniture including hinges, knockers and letter-boxes, foot scrapers, fanlights, pediments, columns, pilasters, cornices, consoles and carved or stucco moulded details should not be removed or mutilated but retained even if the doorway is redundant.

Windows: Sliding sash and side-hung casements are the two principal window types. As a rule, windows in historic buildings should be repaired, or if beyond repair should be replaced 'like for like'. It is important that the design, scale and proportion of new windows should be sympathetic to the character of the building.

Glazing bars in old buildings are invariably moulded and slender. Over time, the thickness and moulding of glazing bars, the size and arrangement of panes and other historic window details varied. Care is therefore needed in the repair and replacement of historic windows to ensure works are 'honest' and not historically misleading. Details should be appropriate to the date of the building or to the date when the window aperture was made.

Seventeenth century stone mullion windows were normally glazed with leaded lights in a thin metal frame. If necessary, they should be replaced with a similar design ensuring that the stonework dominates.

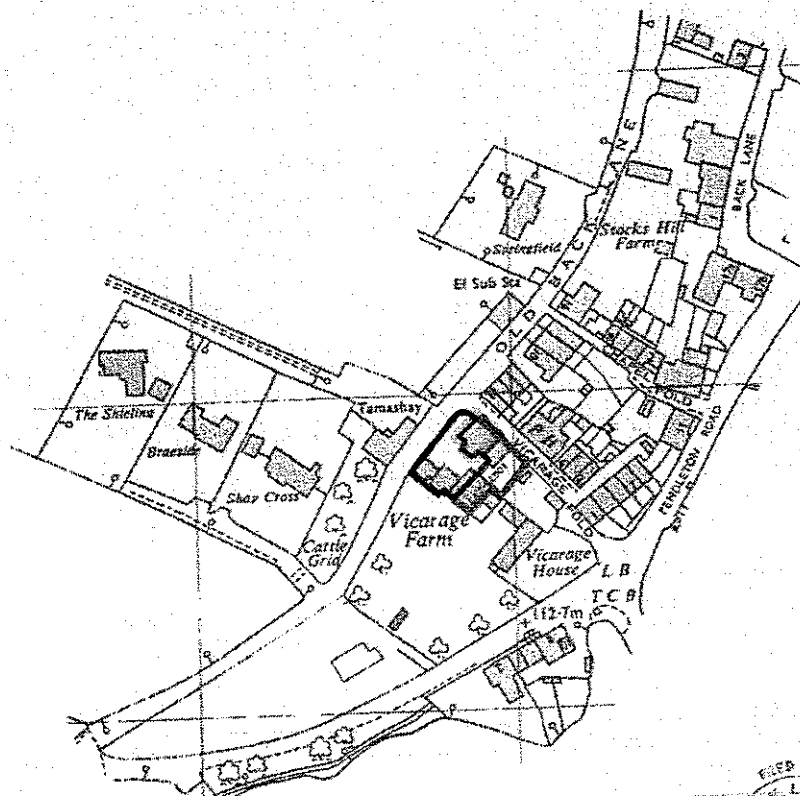
Paint is usually the correct finish for timber windows; staining is not a traditional finish and should not normally be used. All old glass is of interest, whether it be stained, painted or etched glass or early plain glass such as crown glass.

Replacement windows: The insertion of factory made standard windows of all kinds, whether in timber, aluminium, galvanised steel or plastic is almost always damaging to the character and appearance of historic buildings. In particular, for reasons of strength the thickness of frame members tends to be greater in plastic or aluminium windows than in traditional timber ones. Modern casements with top-opening or louvred lights or asymmetrically spaced lights are generally unsuitable as replacements for windows in historic buildings.

Services: The poorly thought out introduction of services, such as mains electricity, telephone or gas, can be detrimental to the appearance and character of a building. Long runs of surface wiring and any external gas piping should be avoided.

H.M. LAND REGISTRY		TITLE NUMBER LA633815	
ORDNANCE SURVEY PLAN REFERENCE	SD 7437	SECTION A	Scale 1/1250 Enlarged from 1/2500
COUNTY LANCASHIRE	DISTRICT KIBBLE VALLEY		© Crown copyright 1997

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.



32012024P



This is a copy of the title plan on 26 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.

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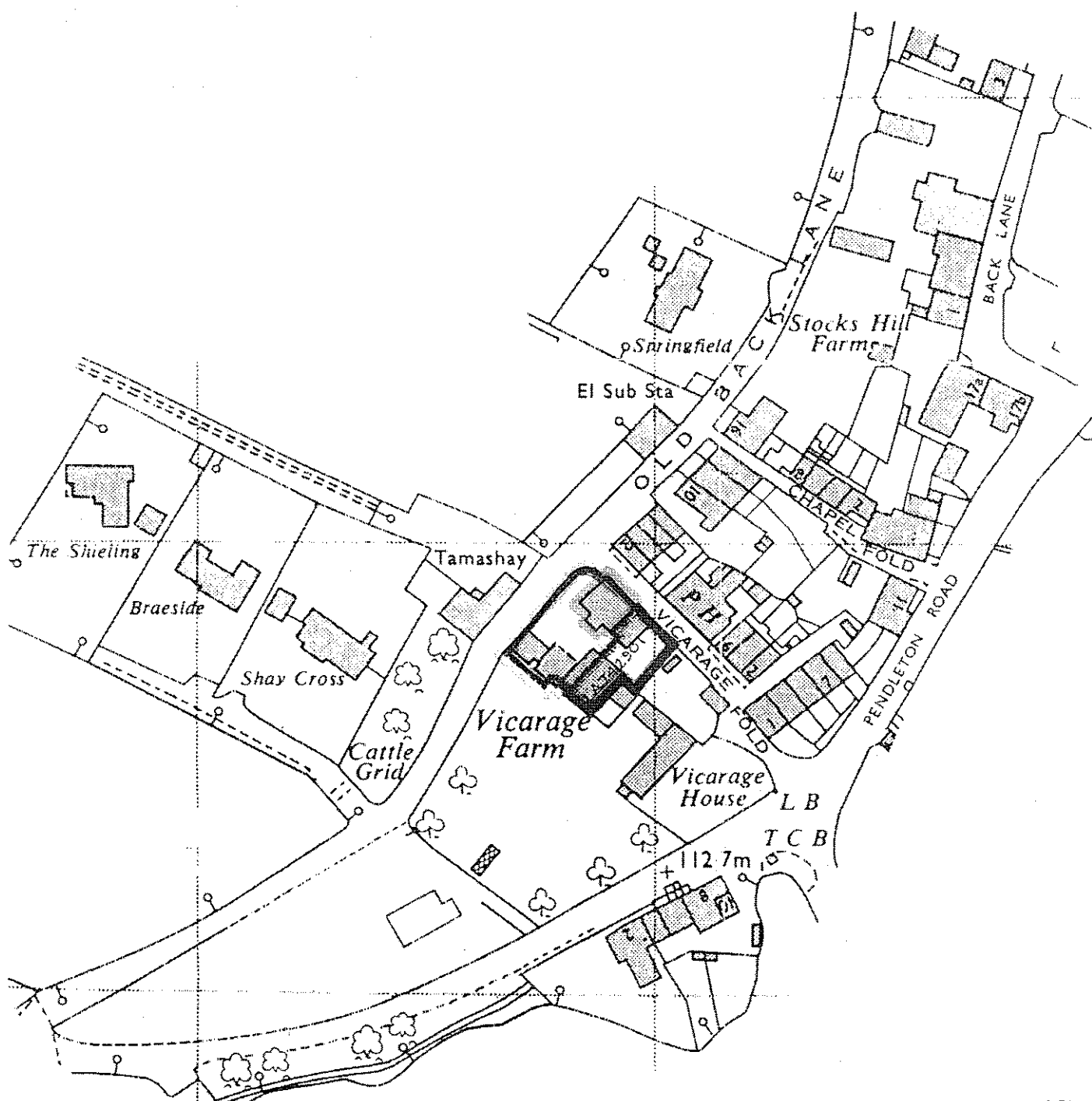
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This title is dealt with by Land Registry, Fylde Office.

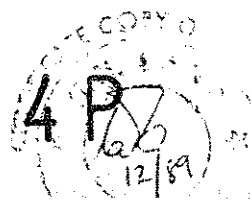
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ICE SURVEY REFERENCE	SD 7437	SECTION A	Scale 1/1250 Enlarged from 1/2500
LANCASHIRE	DISTRICT RIBBLE VALLEY	© Crown copyright 1989	

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.



320120214P



SA 475
10/90

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THE LYTHAM DISTRICT LAND REGISTRY

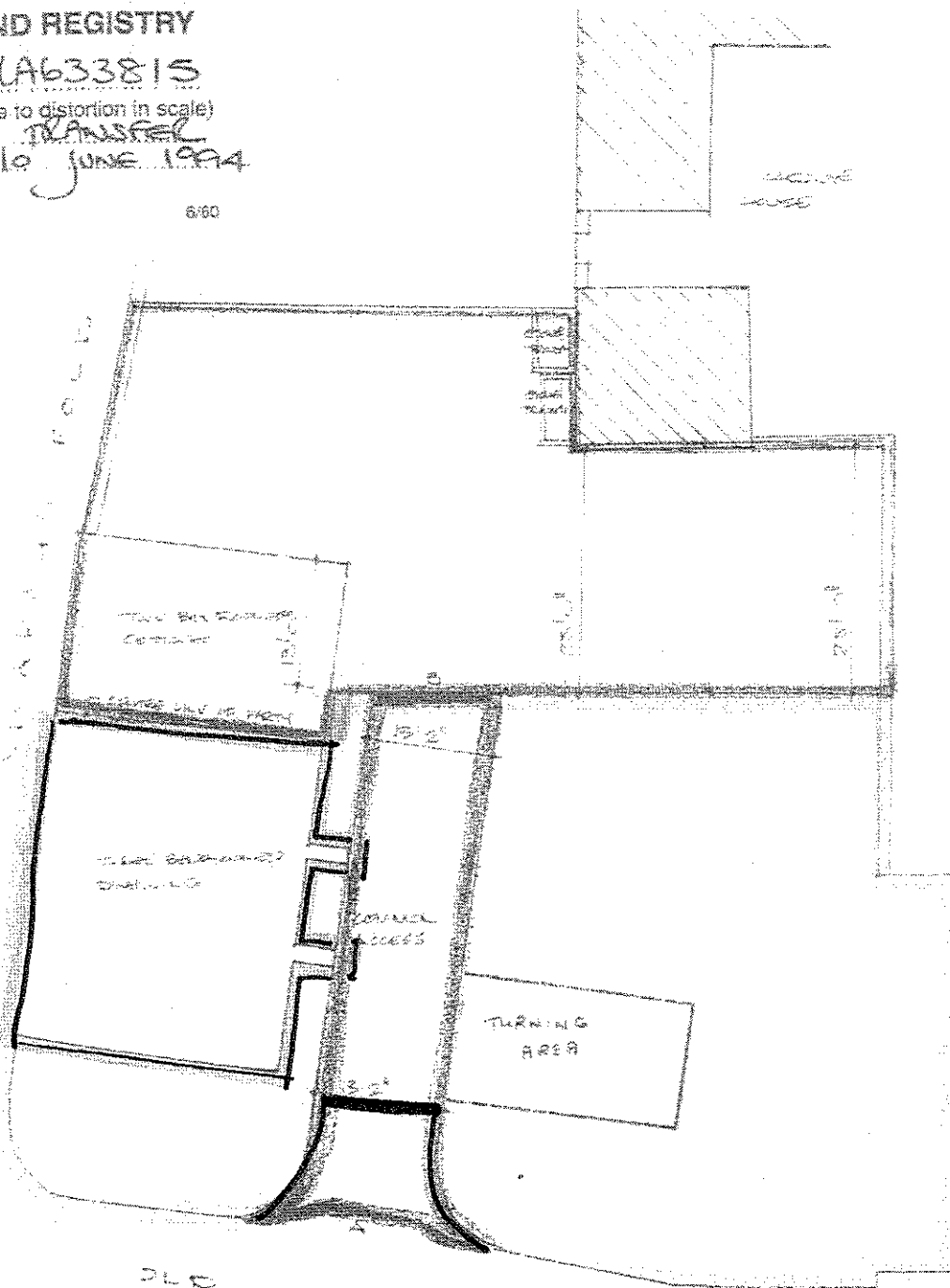
Plan referred to:-

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

PLAN = 320120214P

NOT FOR REPRODUCTION WITHOUT PERMISSION

SEE DRAWING

Anne Parkin

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

320120214P

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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