



RIBBLE VALLEY
BOROUGH COUNCIL

30 MAR 2012

For office use only

Application No

Date received 320120318P

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:	Andrew	Surname:	Yates	
Company name:						
Street address:	c/o Mason Gillibrand Architects			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City				Fax number:		
County:				Email address:		
Country:						
Postcode:						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Nola	Surname:	Jackson	
Company name:	Mason Gillibrand Architects					
Street address:	16 Willow Mill			Country Code	National Number	Extension Number
	Fell View			Telephone number:	01524 771377	
	Caton			Mobile number:		
Town/City	Lancaster			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	la2 9RA			nola@masongillibrand.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Extension and alterations to existing dwelling and outbuildings

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)

House:		Suffix:	
House name:	HOLDEN CLOUGH		
Street address:	HOLDEN		
	BOLTON BY BOWLAND		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4PE		

Description:

Private dwelling house

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

Easting:	377058
Northing:	449922

5. Pre-application Advice

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

☐ Yes ☒ No

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

If Yes, please provide details:

Existing outbuildings are already in use for storage of waste and recyclable materials

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:

Coursed stone

Description of *proposed* materials and finishes:

Coursed stone

Roof - description:

Description of *existing* materials and finishes:

Blue grey slates

Description of *proposed* materials and finishes:

Blue grey slates and standing seam metal roof

Windows - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber and powder coated aluminium

9. (Materials continued)

320120318P

Doors - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber and powder coated aluminium

Boundary treatments - description:

Description of *existing* materials and finishes:

No change

Description of *proposed* materials and finishes:

No change

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Gravel and cobbles

Description of *proposed* materials and finishes:

Gravel and cobbles and stone flags

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

☒ Yes ☐ No

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

4939 - Design & Access Statement

Drawings

4939/P/4.1

4939/P/4.2

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	0	0	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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

4939/E/1.1

4939/E/0.0

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:

Private dwelling house

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 Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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21. Site Area

What is the site area?

00.47

hectares

22. Industrial or Commercial Processes and Machinery

320120318P

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:

n/a

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. 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

25. Certificates (Certificate A)**Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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: Mr First name: Paul Surname: Duckett

Person role: Agent

Declaration date: 30/03/2012

☒ 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: Paul Surname: Duckett

Person role: Agent

Declaration date: 30/03/2012

☒ 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: 30/03/2012

Holden Clough

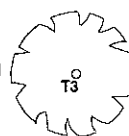
Location Plan

Client No.	4939/E/00	Date	12/12	Page	LD
Site	1:2500 @ A2	Scale	1:2500	Drawn	LD

MASON GILLIBRAND
ARCHITECTS
16 WILLOW MILL, CATTON, LANCASTER, LA2 8RA
TELEPHONE: 0152471177 FACSIMILE: 01524771130

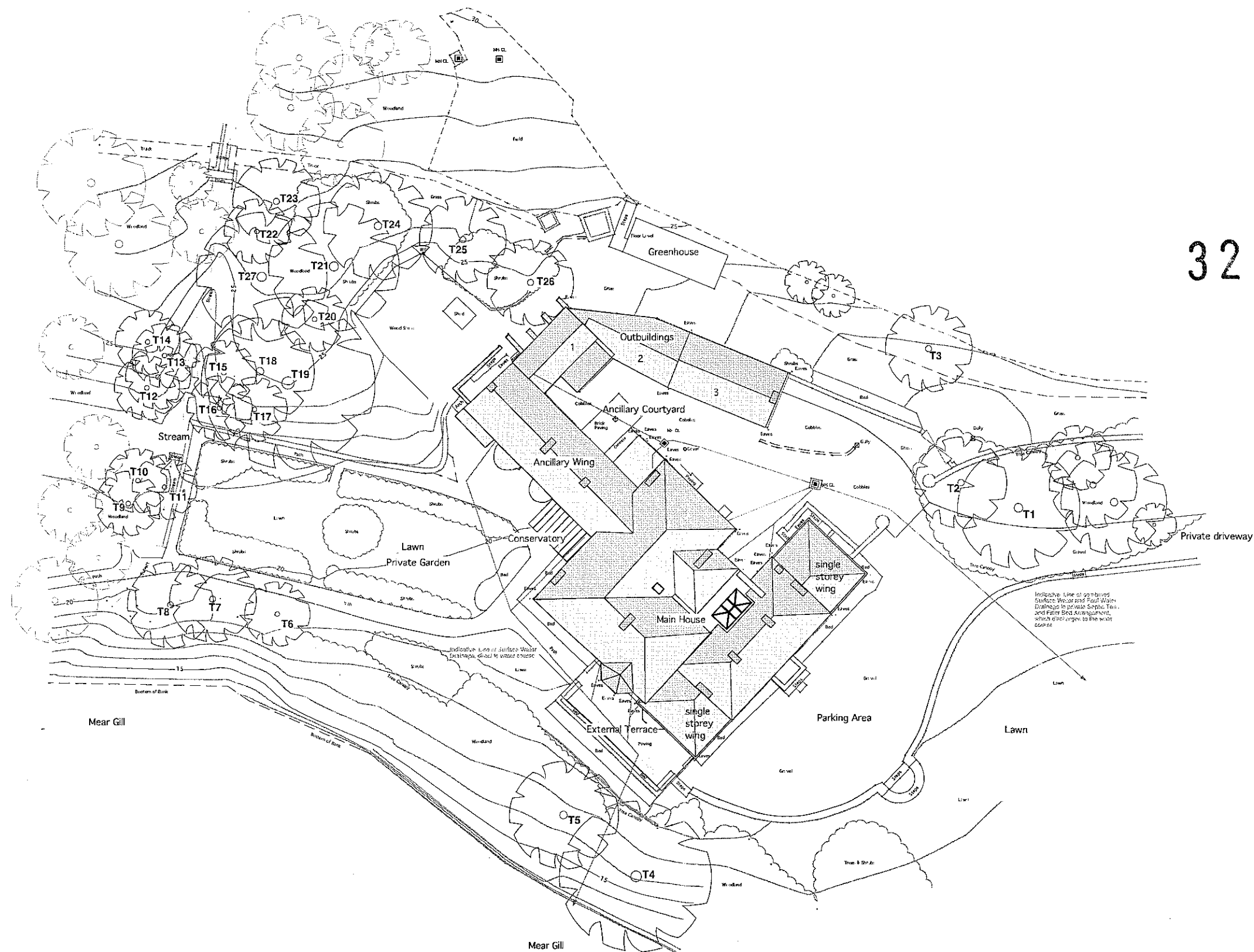
KEY

Denotes existing tree recorded and detailed in the Tree Report



Consult Report Arboriculturist Tree Report by Yew Tree and Gardens

320120318P



0 10 5 10m

Holden Clough.

Site Plan as Existing

4939/E/1.1

1:200 @ A1

02.12

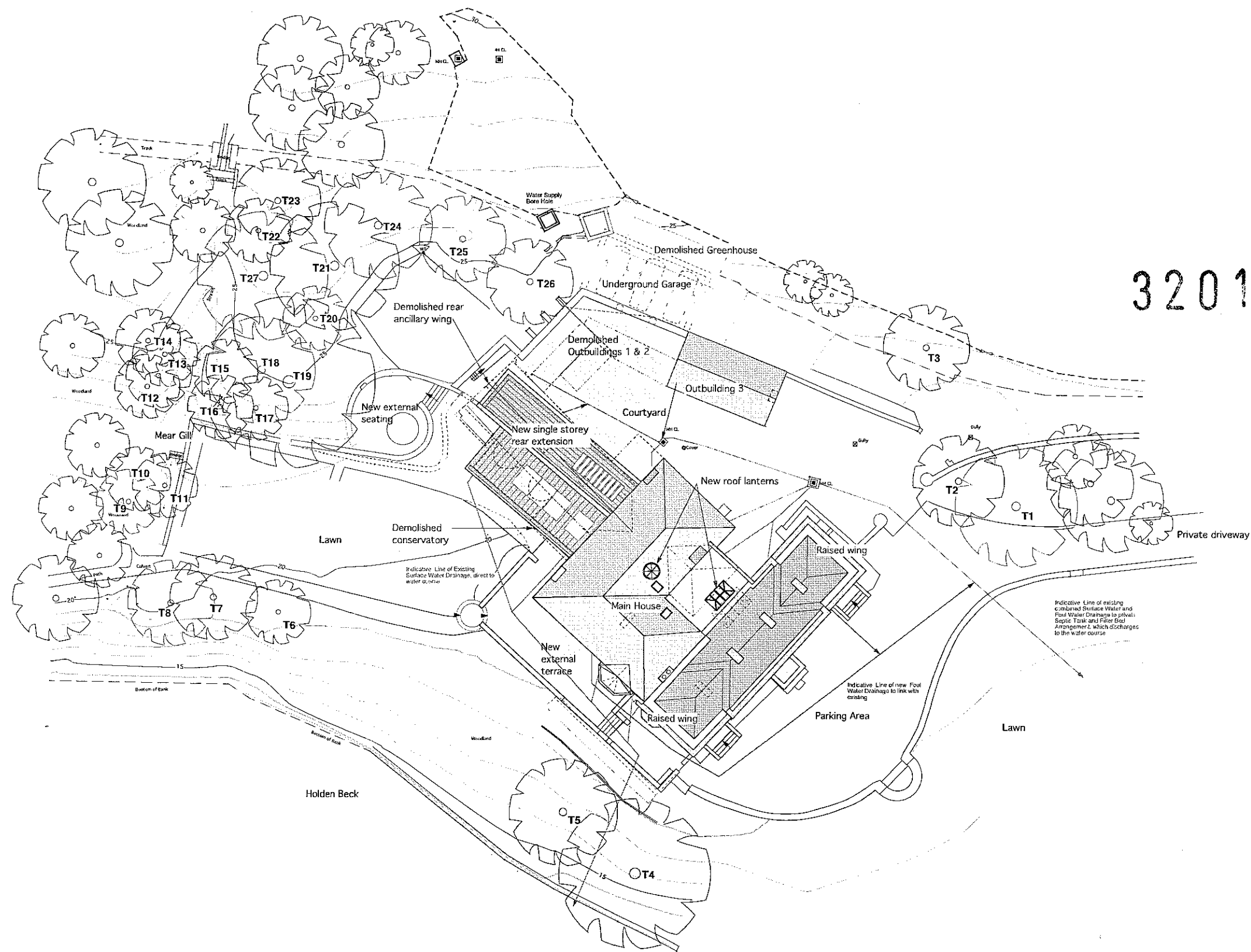
LD

MASON GILLIBRAND

ARCHITECTS

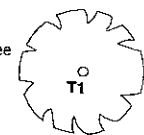
16 WILLOW MILL, CATON, LANCASTER, LA2 9RA

TELEPHONE: (01524) 771377 FACSIMILE: (01524) 771330

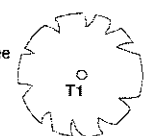


KEY

Denotes existing tree to be retained as detailed in the Tree Report



Denotes existing tree to be removed, as detailed in the Tree Report



Consult Report Arboriculturist Tree Report by Yew Tree and Gardens.

Demolition



0 1.0 2.0 3.0 4.0 5.0 6.0 7.0 8.0 9.0 10.0

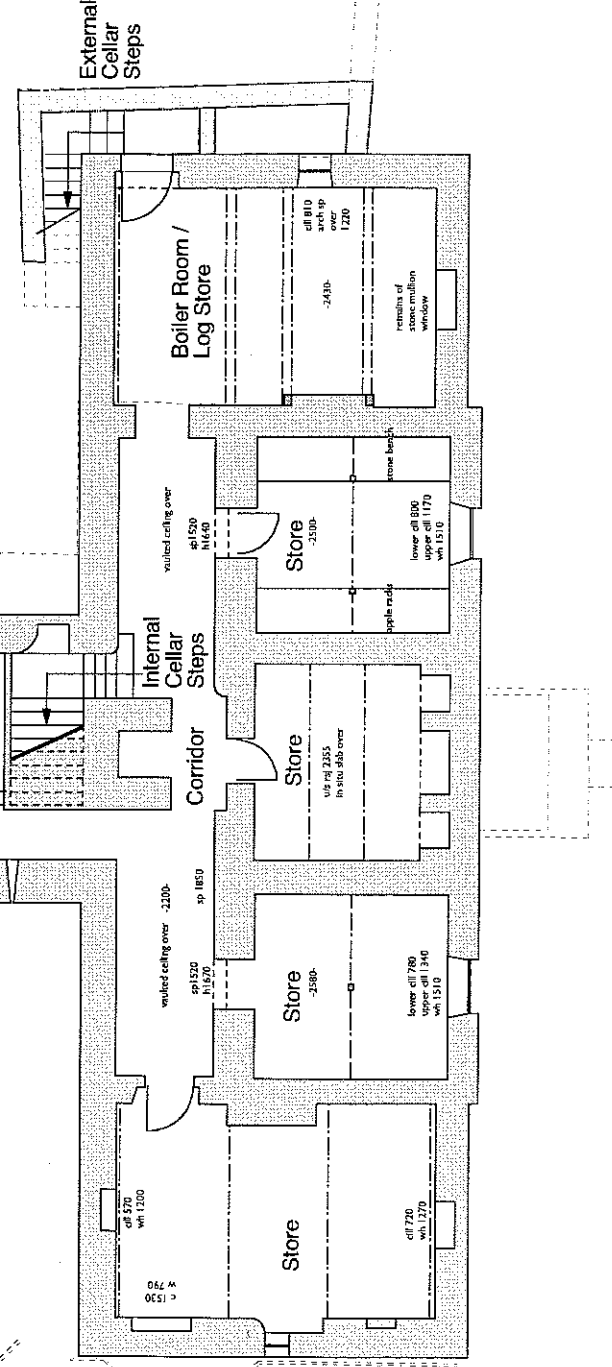
Holden Clough.

Site Plan as Proposed

4939/P/0.1

Scale	1:200@A1	Date	02.12	Drawn	LD
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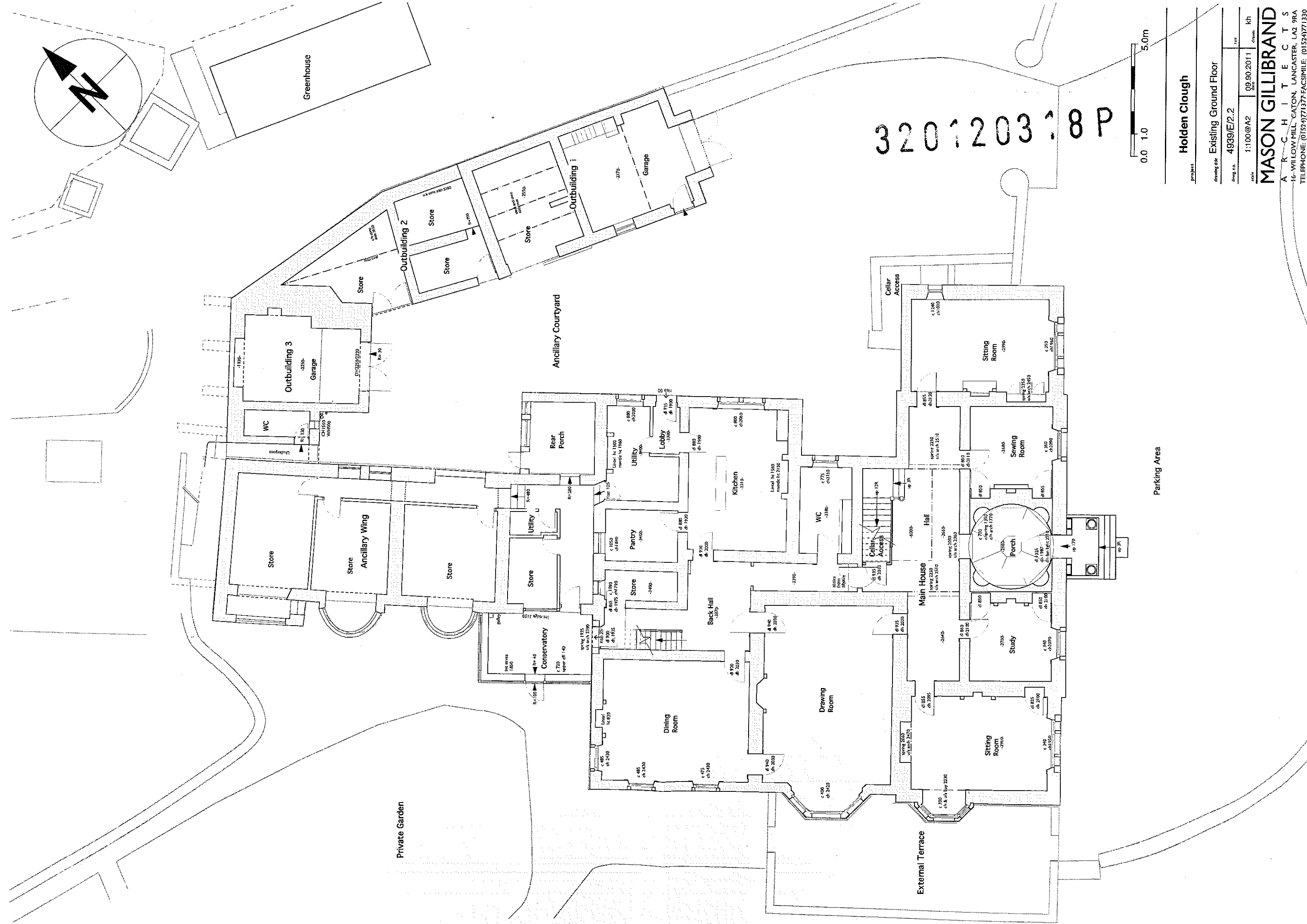
MASON GILLIBRAND
ARCHITECTS
16 WILLOW HILL, CATON, LANCASTER, LA2 9RA
TELEPHONE: (01524)771377 FACSIMILE: (01524)771330



Existing Cellar plan.

scale	1:100@A2	09.90.2011 date	dra
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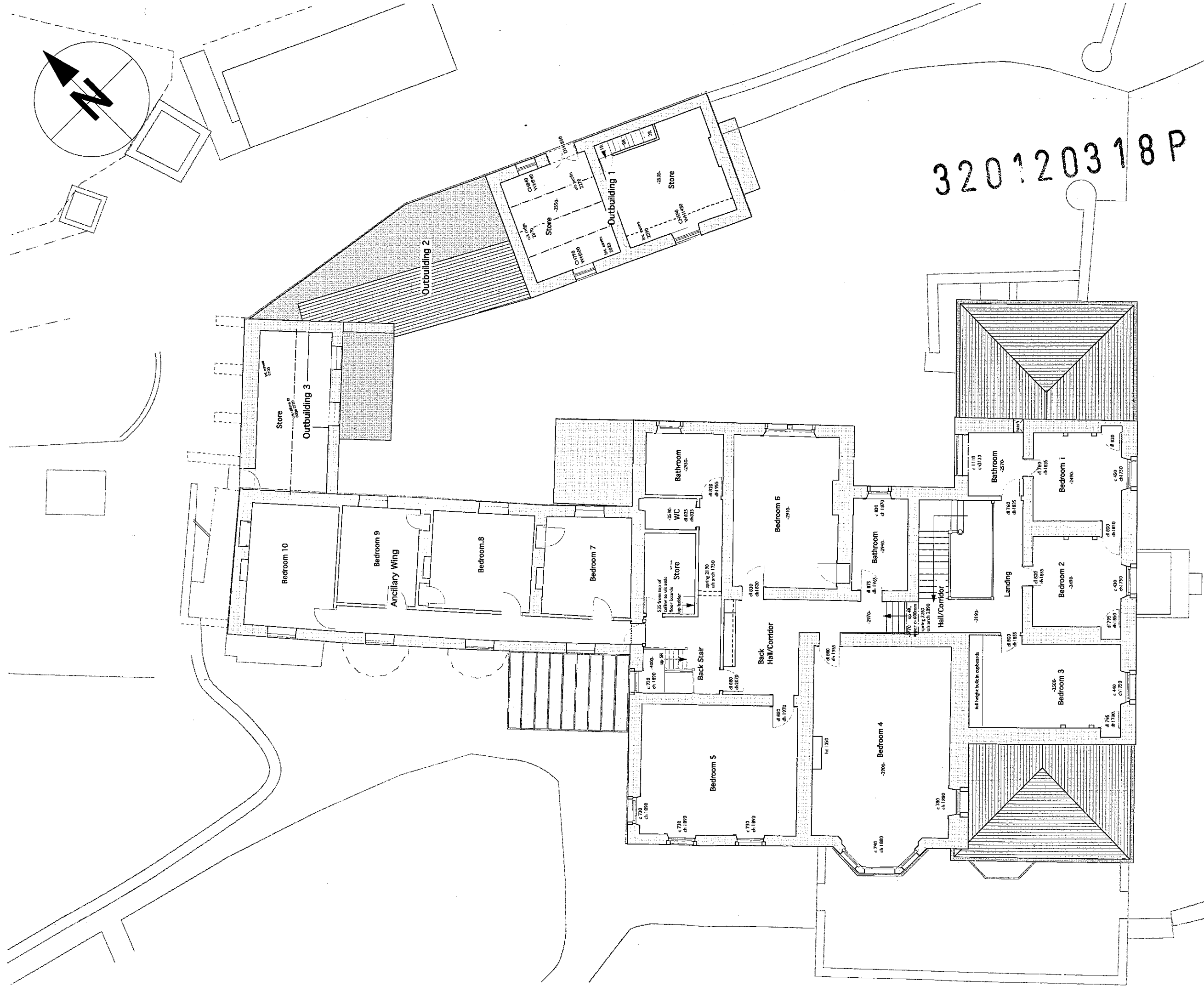
MASON GILLIBRAND
A R C H I T E C T S
- 16 WILLOW MILL, GATON, LANCASTER, LA2 9RA
TELEPHONE: (01524)771377 FACSIMILE: (01524)771330



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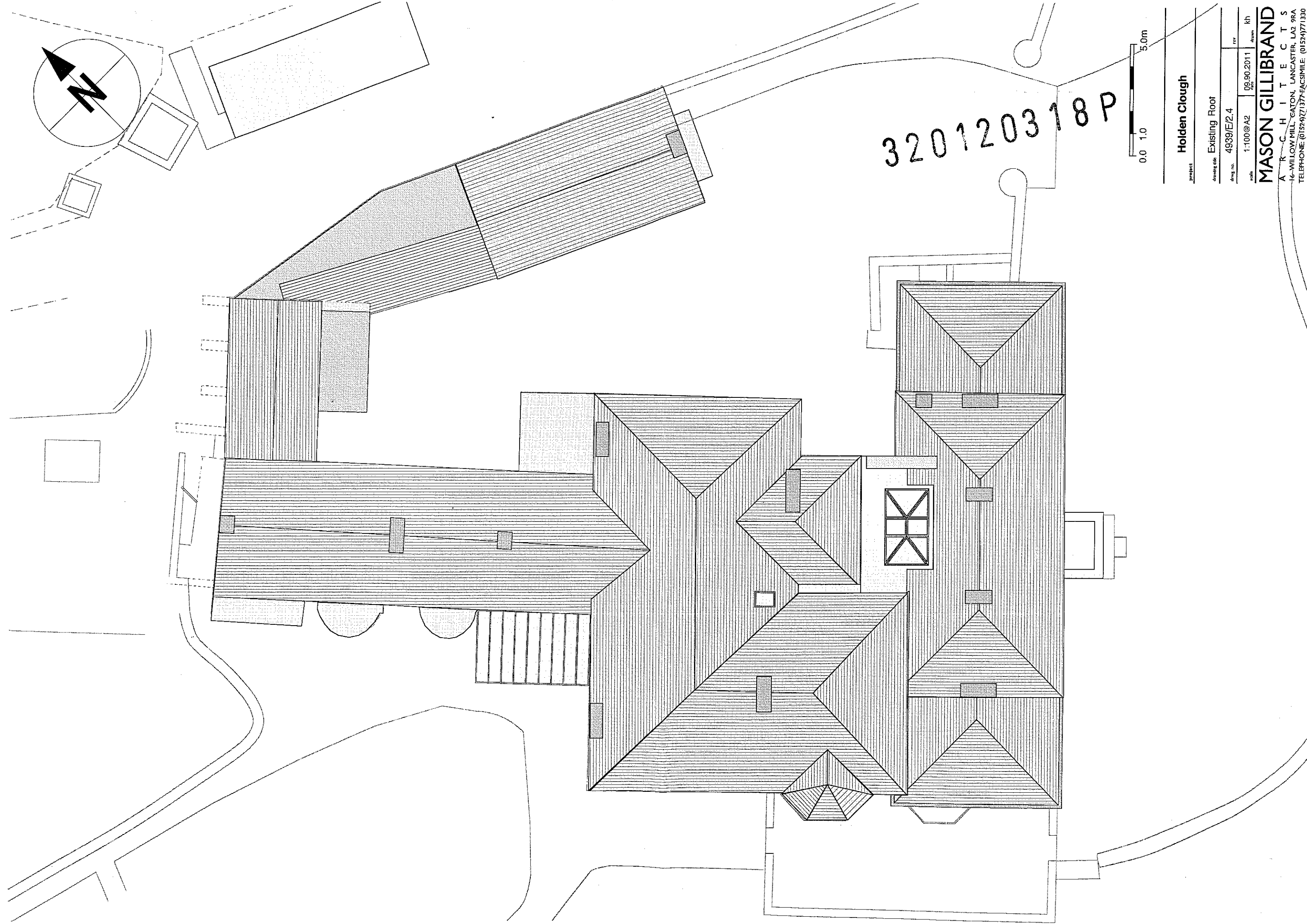
Project			
Holden Clough			
Existing Ground Floor			
4939/E/2.2			
dwg. no.	1:100@A2	09.90.2011	kh
date			
rev			
MASON GILLIBRAND			
A R C H I T E C T S			
16 WILLOW MILL, GATON, LANCASTER, LA2 9RA			
TELEPHONE: (01524)71377 FACSIMILE: (01524)71330			



320120318P



project	Holden Clough		
drawing title	Existing First Floor		
drawn by	4939/E/2.3	date	09.09.2011
scale	1:100@A2	checked by	kh
MASON GILLIBRAND			
A R C H I T E C T S			
16-WILLOW MILL, GATON, LANCASTER, LA2 9RA			
TELEPHONE: (01524)71377 FAX/SIMILE: (01524)71330			



320120318P



Holden Clough

Existing Floor

4939/E/2.4

1:100@A2

09.90.2011

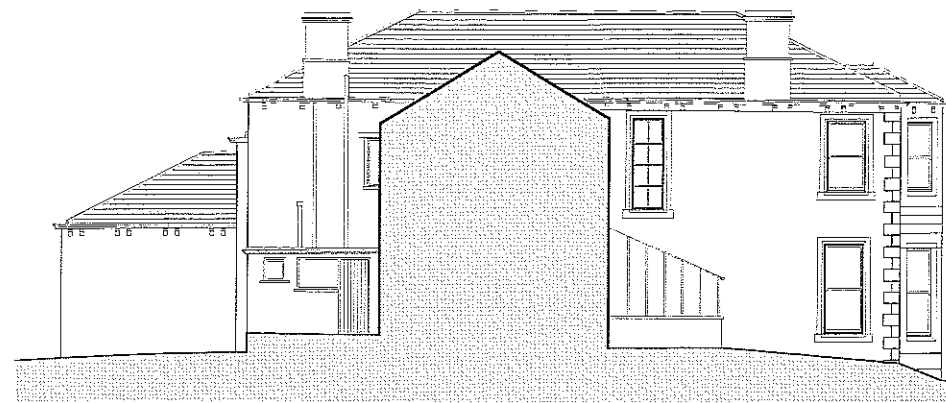
kh

MASON GILLIBRAND

A R C H I T E C T S

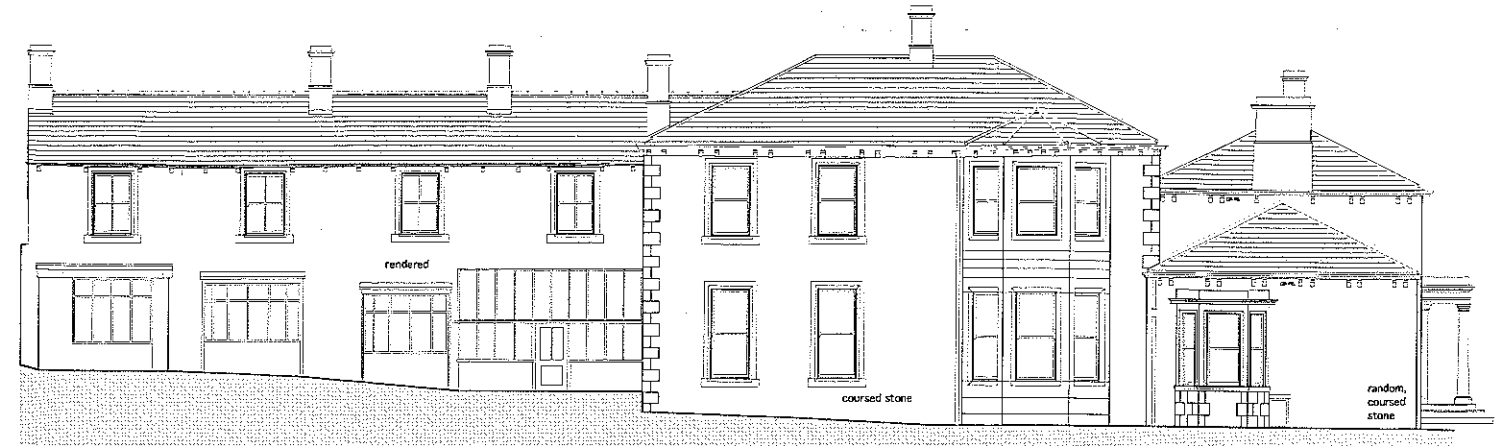
16-WILLOW MILL, GATON, LANCASTER, LA2 9RA

TELEPHONE: 0152471377 FAX: 0152471330



Existing North West Elevation

Datum line: 17.00m



Existing South West Elevation

320120318P



Existing South East Elevation

Datum line: 17.00m

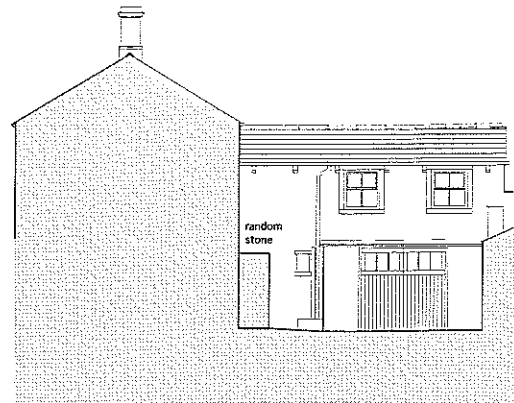


Existing North East Elevation

0.0 10 5.0m

Holden Clough

Existing Elevations -
Main House and Ancillary Wing
4939/E/3.1
1:100@A1 10.09.2011
MASON GILLIBRAND
ARCHITECTS
16 WILLOW MILL, CATON, LANCASTER, LA2 9RA
TELEPHONE: (01524)771377 FACSIMILE: (01524)771330

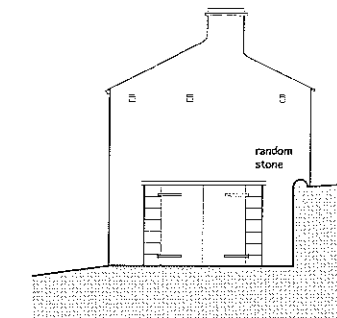


Datum line: 17 00m

Existing Courtyard South East Elevation (looking north west)

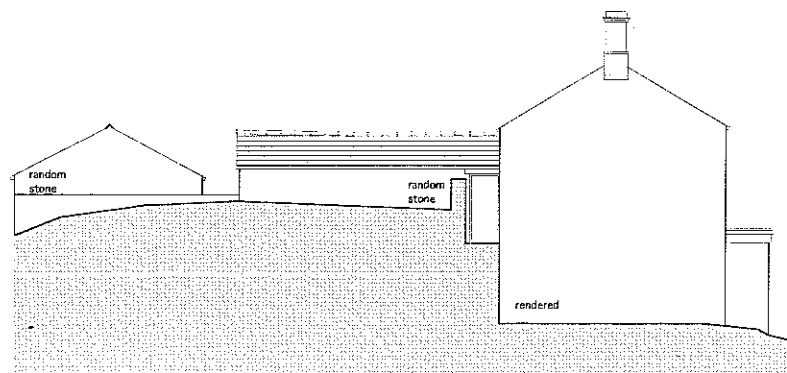


Existing South Elevation through courtyard (looking north)



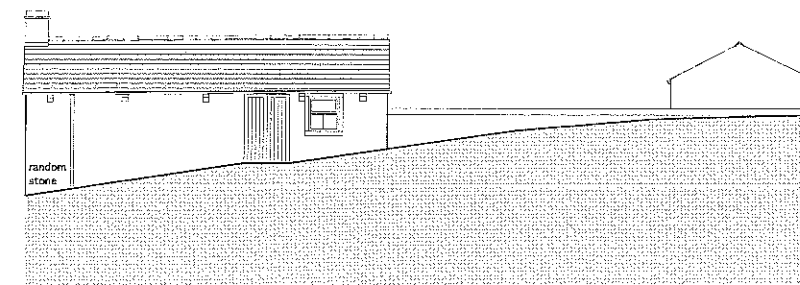
Existing East Elevation of Outbuilding 3

320120318P



Datum line: 17 00m

Existing North West Elevation

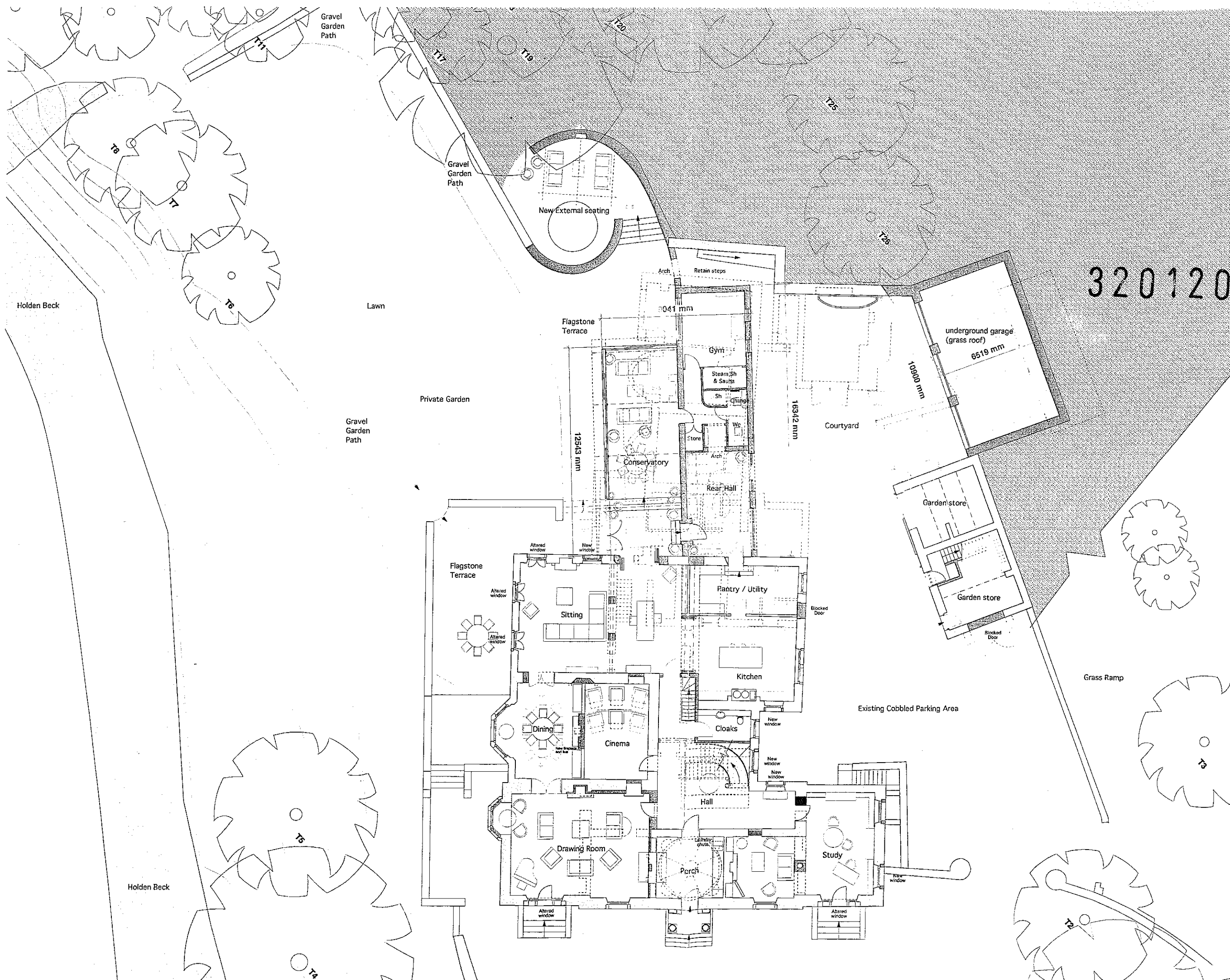


Existing North Elevation of Outbuilding 3

0.0 1.0 5.0m

Holden Clough

project
Existing Elevations -
Outbuildings and Ancillary Wing
drawing title
4939/E/3.2
scale 1:100@A1
date 10.09.2011
drawn kh
MASON GILLIBRAND
ARCHITECTS
16 WILLOW MILL, CATON, LANCASTER, LA2 9RA
TELEPHONE: (01524)771377 FACSIMILE: (01524)771330



KEY

New stud partition
New masonry - stone where exposed externally
Demolition

Denotes existing tree to be retained, as detailed in the Tree Report

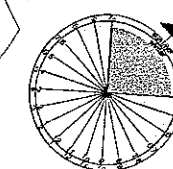
Denotes existing tree to be removed, as detailed in the Tree Report

Consult Report Arboriculturist Tree Report by Yew Tree and Gardens.



320120318P

Rev B - Figured dimensions added 10/4/12
Rev A - Single storey rear extension and conservatory updated 27/2/12



0.0 1.0 5.0m

Holden Clough.

Ground Floor as Proposed

4939/P/1 B
1:100@A1 11.10.11 NG

MASON GILLIBRAND
ARCHITECTS
16 WILLOW HILL, CATON, LANCASTER, LA2 9RA
TELEPHONE: (01524)771377 FACSIMILE: (01524)771330

KEY

New stud partition

New masonry - stone where exposed externally

Demolition

Denotes existing tree to be retained, as detailed in the Tree Report

Denotes existing tree to be removed, as detailed in the Tree Report

Consult Report Arboriculturist Tree Report by Yew Tree and Gardens.



320120318P

underground garage (grass roof)

Studio Store

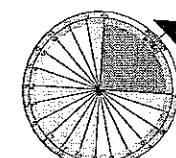
Studio

New window

New window

Rev B - Plan amended to incorporate the alterations of the single storey ground floor extension. 27/2/12

Rev A - Plan amended to incorporate the alterations of the single storey ground floor wings in to two storeys. Bedroom 4 switched with the linen store. 4/1/12



0.0 1.0 5.0m

Holden Clough.

Proposed First Floor and Roof Plan

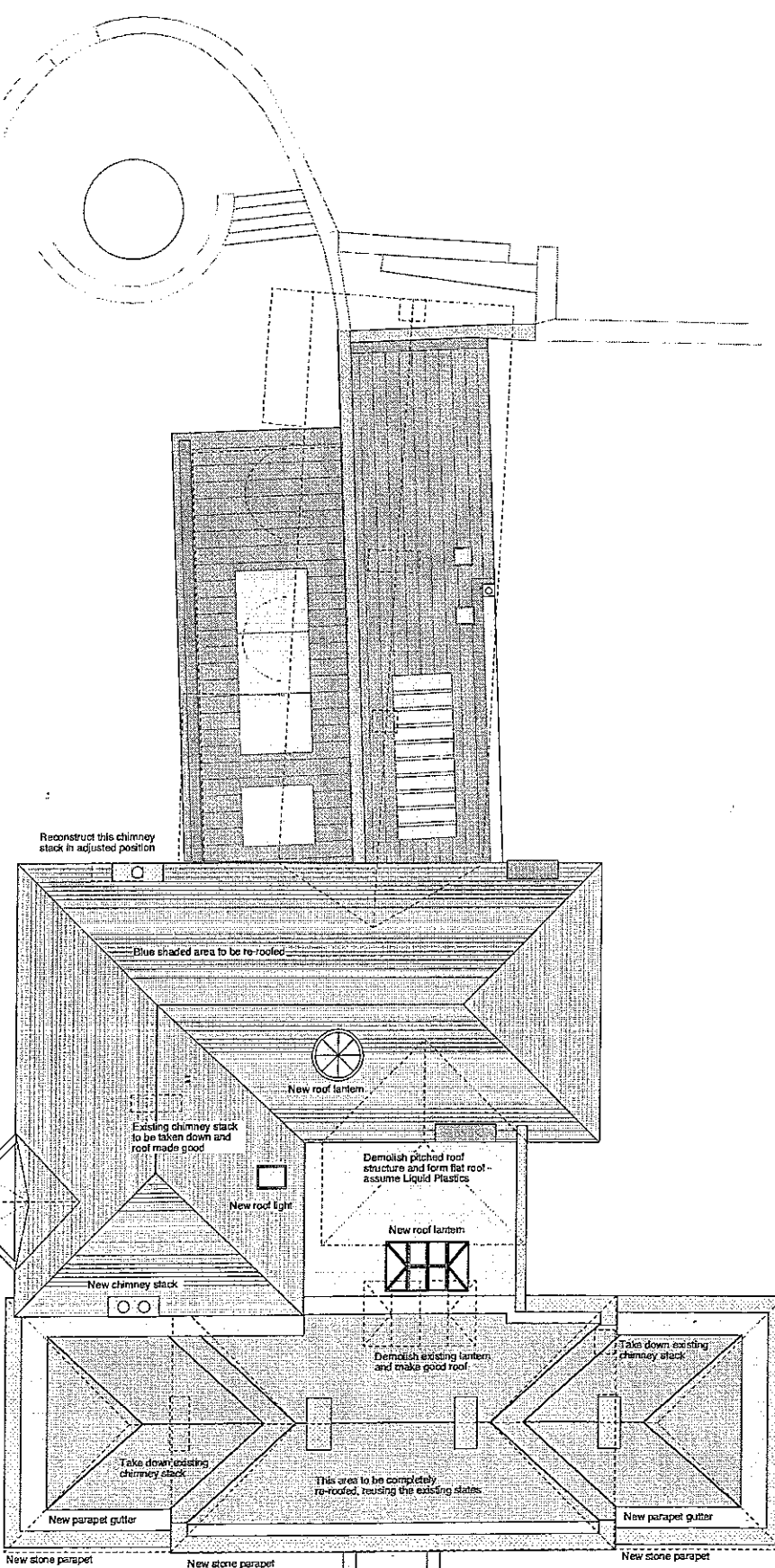
4939 / P / 2

1:100 PA1 11.10.2011

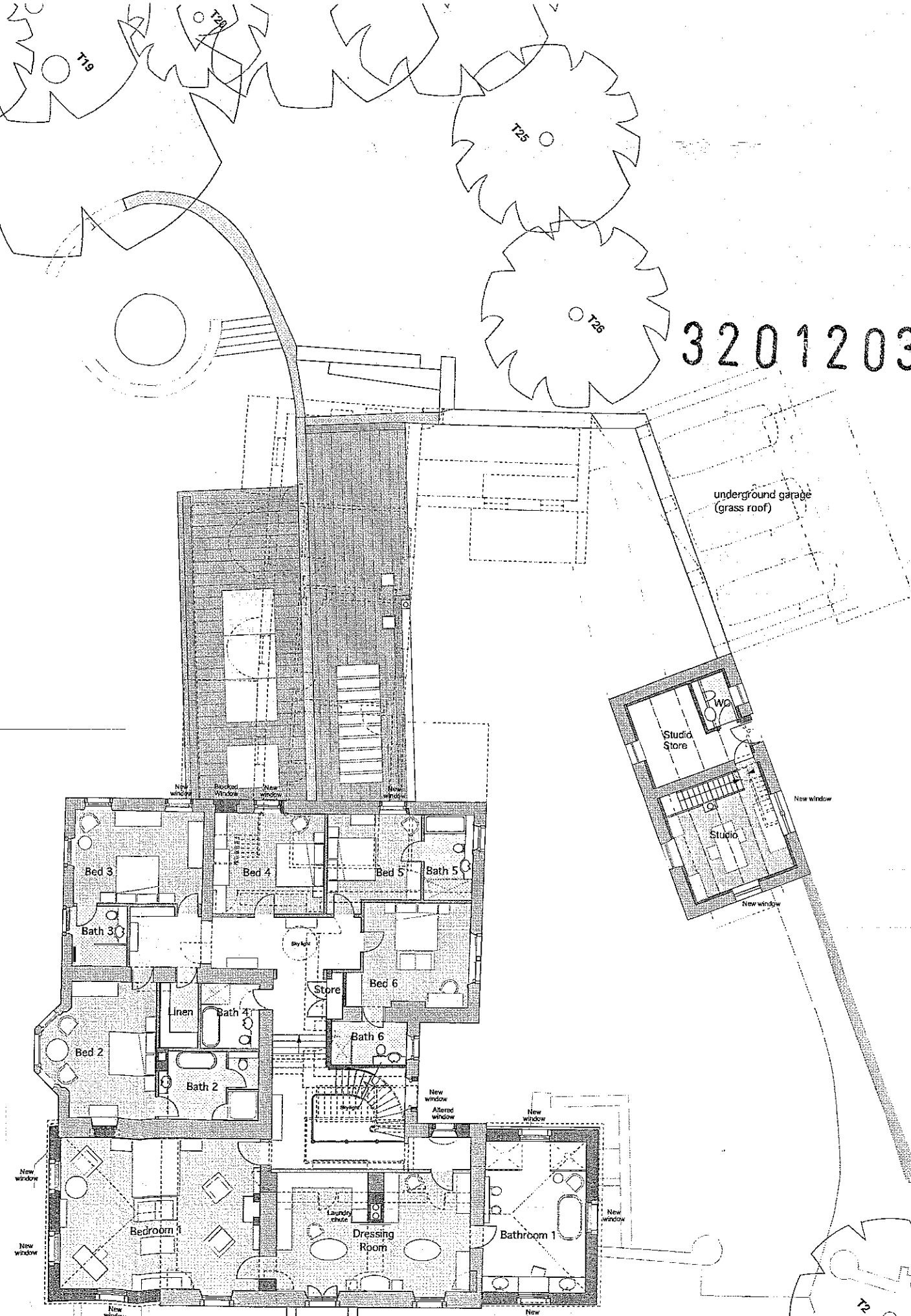
MASON GILLIBRAND ARCHITECTS

16 WILLOW HILL, CATON, LANCASTER, LA2 9RA

TELEPHONE (01524)771377 FACSIMILE (01524)771330



ROOF PLAN



FIRST FLOOR PLAN

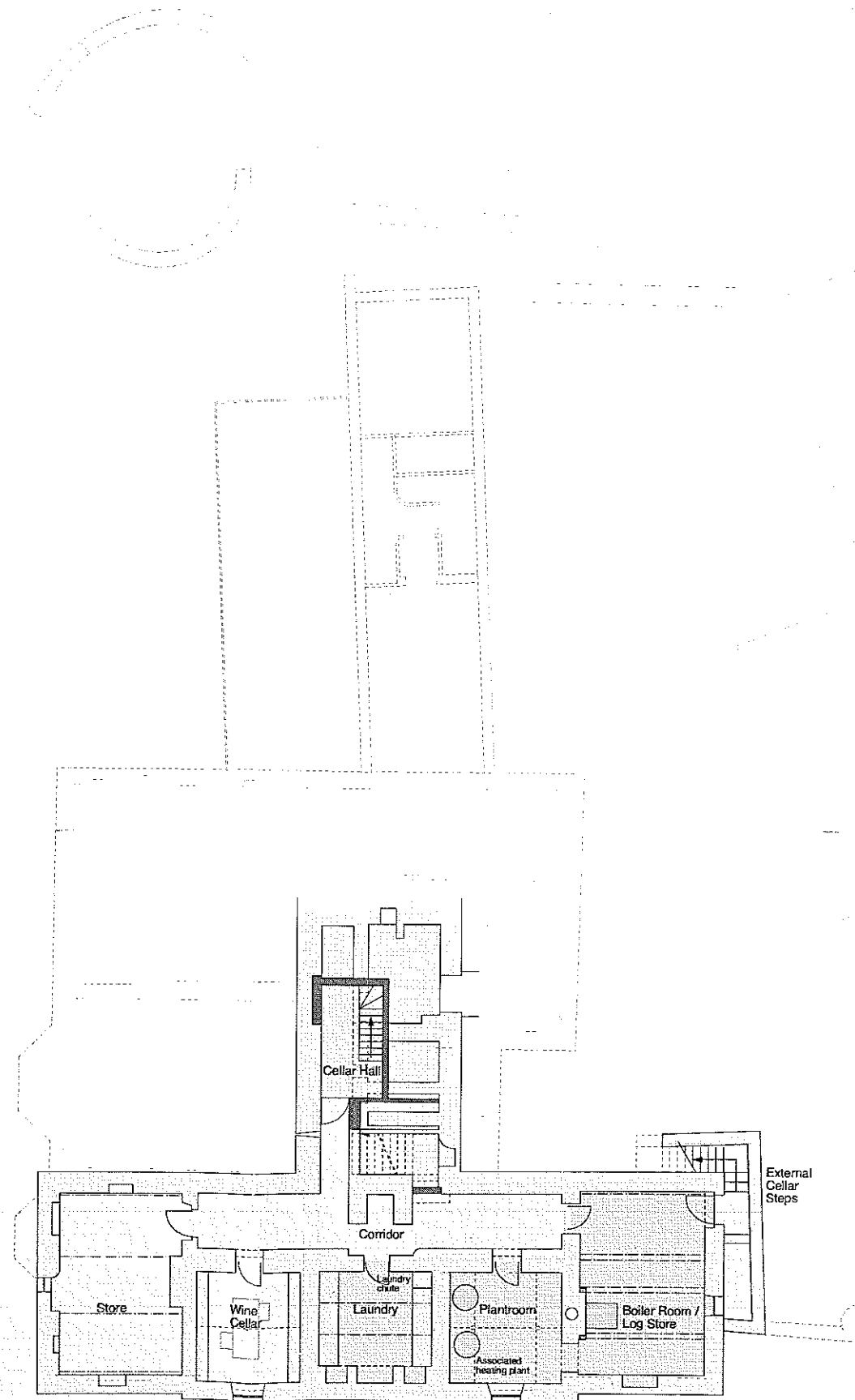
KEY

New stud partition

New masonry - stone where exposed externally

Demolition

320120318P



0.0 1.0 5.0m

Holden Clough

Cellar Plan as Proposed

4939 / P / 3

1:100 @ A1 11.10.11

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ARCHITECTS
16 WILLOW HILL, CATON, LANCASTER, LA2 9RA
TELEPHONE: (01524) 71377 FACSIMILE: (01524) 771330

KEY

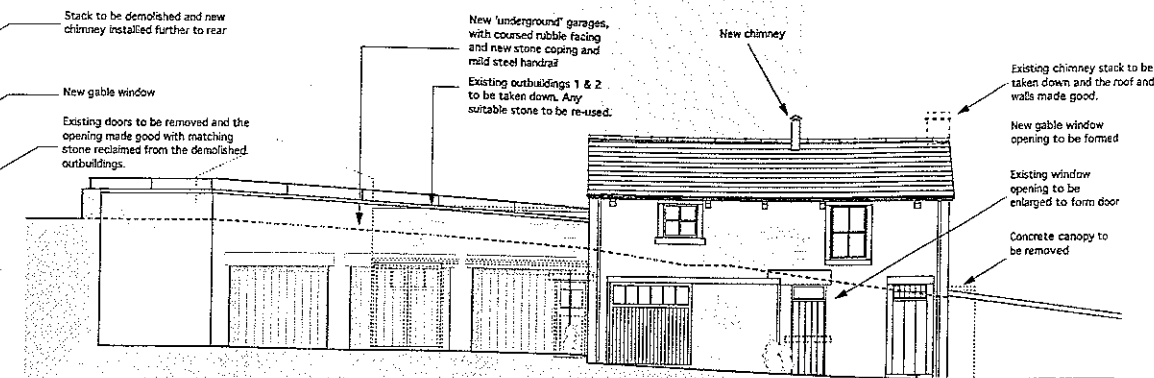
Demolition

0.0 1.0 5.0m



South East Elevation

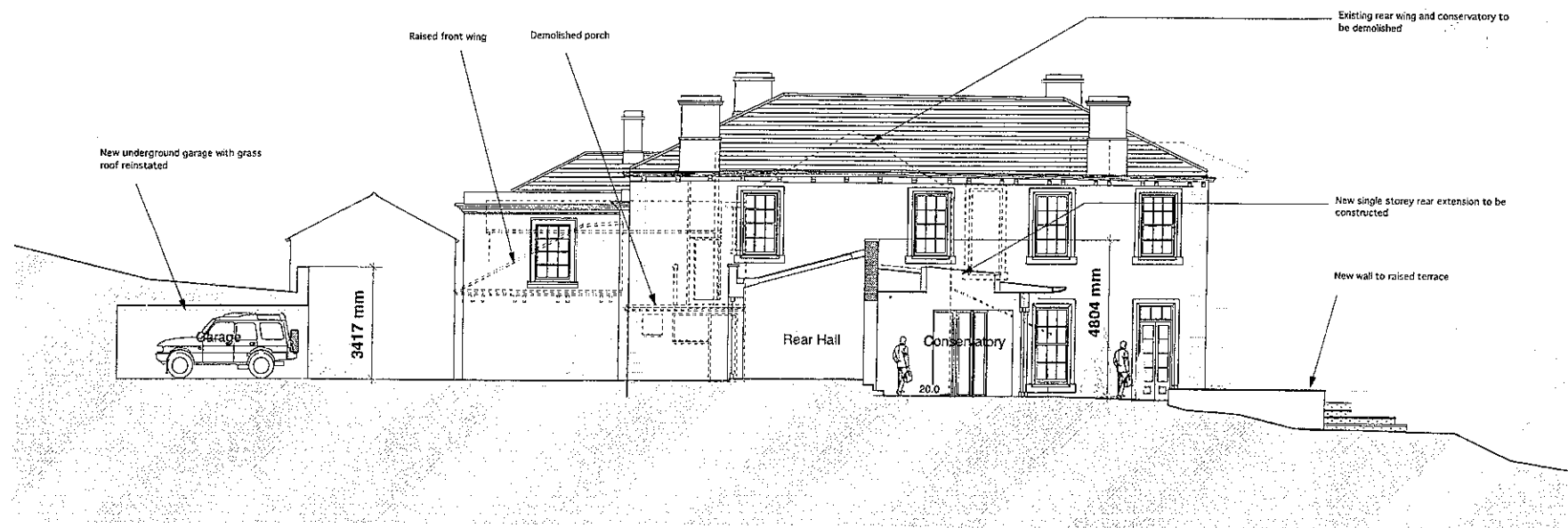
Outbuilding 3, East Elevation



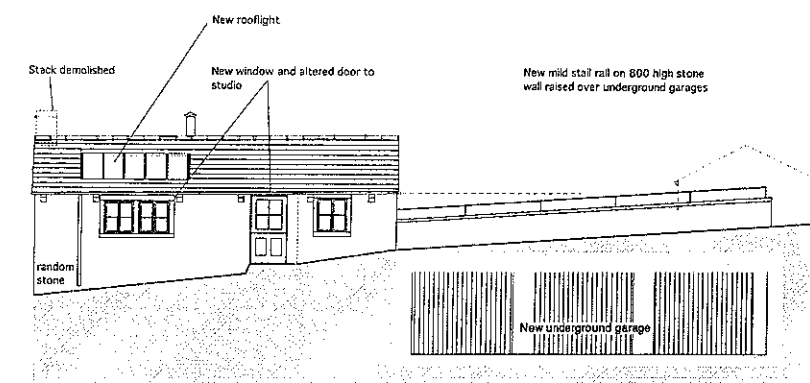
South Elevation through courtyard (looking north)

Outbuilding 3, South Elevation

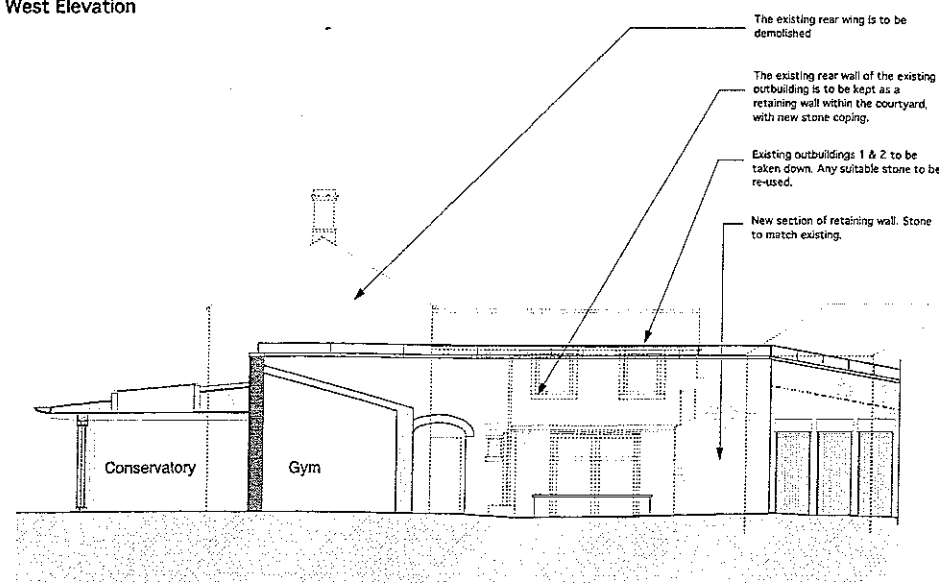
320120318P



North West Elevation



Outbuilding 3, North Elevation



Courtyard South East Elevation (looking north west)

Rev A - Figured dimensions added 10/4/12

Holden Clough

Proposed Elevations 1 of 2

4939 / P / 4.1

1:100@A1

14.10.11

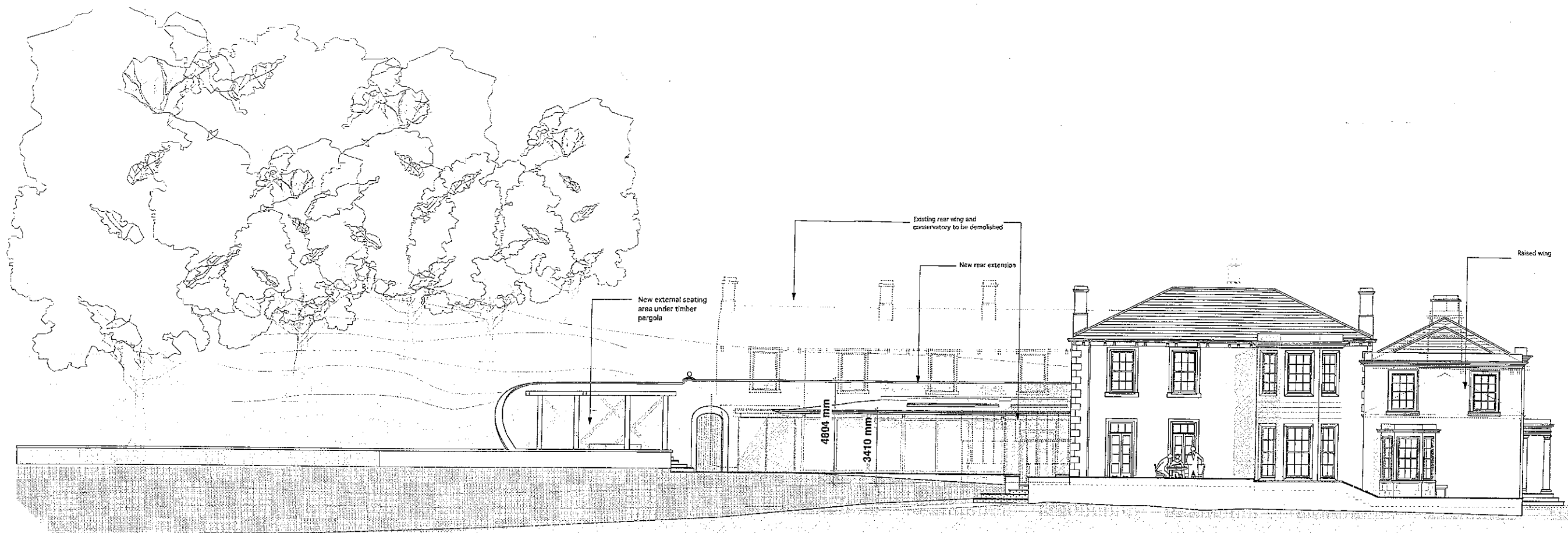
PD / LD

MASON GILLIBRAND

ARCHITECTS

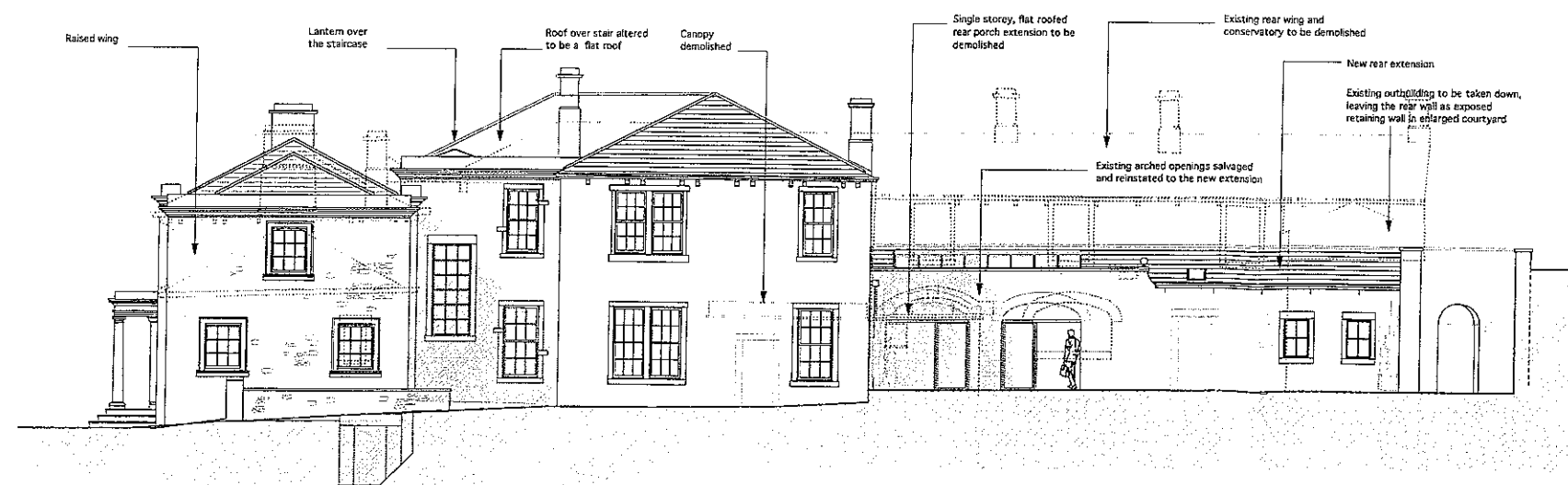
16 WILLOW HILL, CATON, LANCASTER, LA2 9RA

TELEPHONE (01524)771377 FACSIMILE (01524)771330



South West Elevation

320120318P



North East Elevation

Rev A - Figured dimensions added 10/4/12

Holden Clough

Proposed Elevations 2 of 2

4939 / P / 4.2
1:100 @ A1
14.10.11
JH

MASON GILLIBRAND
ARCHITECTS
16 WILLOW HILL, CATON, LANCASTER, LA2 9SA
TELEPHONE: (01524) 771377 FACSIMILE: (01524) 771336