



05 APR 2012

For office use only

Application No 320120350P

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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

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: JOHN
Last name: SMITH
Company (optional): BLACKBURN DIOCESE
Unit: House number: House suffix:
House name: CHURCH HOUSE
Address 1: CATHEDRAL CLOSE
Address 2: BK
Address 3:
Town: BLACKBURN
County: LANCASHIRE
Country: ENGLAND
Postcode: BB1 5AA

2. Agent Name and Address

Title: MR First name: MICHAEL
Last name: HARRISON
Company (optional): LEA HOUGH CHARTERED SURVEYORS
Unit: House number: House suffix:
House name: BLAKEWATER HOUSE
Address 1: PHOENIX PARK
Address 2: OFF BLAKEWATER ROAD
Address 3: 1
Town: BLACKBURN
County: LANCASHIRE
Country: ENGLAND
Postcode: BB1 5RW

3. Description of Proposed Work

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

INTERNAL ADAPTATIONS TO REMOVE AN EXISTING UNSYMPATHETIC SPIRAL STAIRCASE AND INSTALL A STANDARD STAIR. RELOCATE THE BATHROOM AND REGLAZE THE EXISTING TIMBER CASEMENT WINDOWS WITH DOUBLE GLAZED UNITS.

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: THE GARDENERS COTTAGE

Address 1: WHALEY ABBEY

Address 2: THE SANDS

Address 3: WHALEY

Town: CLETHROG

County: LANCAIRE

Postcode (optional): BB7 9SS

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:

GARETH FORT

Reference:

RV/2012/ENQ/00043

Date (DD/MM/YYYY):
(must be pre-application submission)

4/4/12

Details of pre-application advice received?

WORKS ARE OK TO PROCEED SUBJECT TO ENGLISH HERITAGE ADVICE ON RE GLAZING OF WINDOWS AND INSTALLATION OF EXTRACT FAN.

7. Neighbour and Community Consultation

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

☐ Yes ☒ No

If Yes, please provide details:

THE BUILDING IS SET WITHIN THE GROUNDS OF THE ABBEY

8. Authority Employee / Member

With respect to the Authority, I am:

Do any of these statements apply to you?

(a) a member of staff

☐ Yes ☒ No

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

If Yes, please provide details of the name, relationship and role

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	TIMBER STUD WALLS CLAD IN MATCHBOARD	TIMBER STUD WALLS CLAD IN PLASTERBOARD AND SKIM.	☐	☐
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:

BS.12-17-01 EXISTING AND PROPOSED PLANS

320120350P

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 ☐ Nob) Demolition of a building within the curtilage of the listed building: ☐ Yes ☐ Noc) 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 ☐ Nob) Works to the exterior of the building? ☒ Yes ☐ Noc) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☐ Yes ☒ Nod) 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):

Photographs have been provided previously. Drawings attached.

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 I ☐Grade II* ☐Ecclesiastical Grade II* ☐Grade II ☐Ecclesiastical Grade II ☐Don't know ☐**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:

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 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.

The original and 3 copies of a completed and dated application form:



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



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



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



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

**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:

<i>[Signature]</i>

Date (DD/MM/YYYY):

4/4/12

(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:

01254 260196

Extension number:

--

Country code:

--

Mobile number (optional):

--

Country code:

--

Fax number (optional):

--

Email address (optional):

michael@leahough.co.uk

19. Site Visit

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



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



If Other has been selected, please provide:

Contact name:

--

Telephone number:

--

Email address:

--

320120350P

LeaHough

CHARTERED SURVEYORS

Survey Valuation Design Planning Sales

DESIGN AND ACCESS STATEMENT
& HERITAGE STATEMENT
TO SUPPORT LISTED
BUILDING CONSENT APPLICATION

For

Internal Adaptations to the Gardener's Cottage

At

Whalley Abbey
Whalley
Clitheroe
BB7 9SS.

Prepared on behalf of

The Diocese of Blackburn
Property Committee
Church House
Cathedral Close
Blackburn

LeaHough

BLAKEWATER HOUSE, PHOENIX BUSINESS PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5RW
T: 01254 260 196 E: blackburn@leahough.co.uk W: www.leahough.co.uk



RICS

The mark of
property professionalism worldwide

1.0 Introduction

This Statement forms part of the Statement of Environmental Effects for the refurbishment of The Gardeners Cottage which is within the curtilage of the Grade 1 Listed Whalley Abbey.

The works principally involve the internal refurbishment of a cottage which has been occupied by the gardener at the Abbey for a number of years including the removal of an inappropriate spiral staircase and the relocation of the toilet/bathroom. It is also proposed to re-glaze the existing timber windows with double glazed units, maintaining the existing frames.

Reference should be made to drawings that are accompanied the Listed Building Consent Application.

2.0 Site & Historical Context / Significance

The Gardener's Cottage is within the curtilage of the Grade 1 listed Whalley Abbey. The statutory listing description is included to the rear of this document. The building known as the Gardener's Cottage is not mentioned in the listing description.

- The building has been largely remodelled internally over the years and the works respect the fact that the building is within the curtilage of the Whalley Abbey and the Heritage significance of that fact.
- The staircase that is to be removed is an inappropriate addition installed sometime in the 1970's/1980's with pine T & G boarding around the perimeter. The new staircase is a traditional staircase more in keeping with the property.
- The external fabric of the property will not be affected.
- The existing windows are to be re-glazed within the existing rebates.
- There is no ancient glass within the windows.
- Whilst the cottage is in the curtilage of the Abbey, the interior of the cottage has been altered many times and is not considered historically important.
- Pre-Application Advice has been sought from the Council as well as from English Heritage who have confirmed they are satisfied with the proposal.

3.0 Proposal / Design Concept

The proposal is to re-glaze the existing timber windows which vary in age and style. The existing frames are to be maintained and not altered.

The bathroom is to be relocated internally. Currently the bathroom is formed with studwork walls that split an original window down the central mullion. The spiral staircase that has been installed is totally inappropriate to the building and it is proposed to replace this with a standard flight of stairs.

The new bathroom will be located in a room that is currently largely unusable due to the presence of the spiral staircase.

The alterations will make the building much more traditional and in keeping with the building type and age.

320120350P

4.0 Conclusion / Assessment of Impact on Historical Significance

The application seeks Listed Building Consent for the internal alterations and re-glazing of the existing window frames. The alterations have been designed to be more in keeping with the building type than those previously undertaken. The visual impact on the building will be minimal whilst improving the clients use of the building and its ongoing repair and condition of the property.

Appendix A – Statutory Listing Description

Name: WHALLEY ABBEY

List entry Number: 1164643

Location

WHALLEY ABBEY

County	District	District Type	Parish
Lancashire	Ribble Valley	District Authority	Whalley

National Park: Not applicable to this List entry.

Grade: I

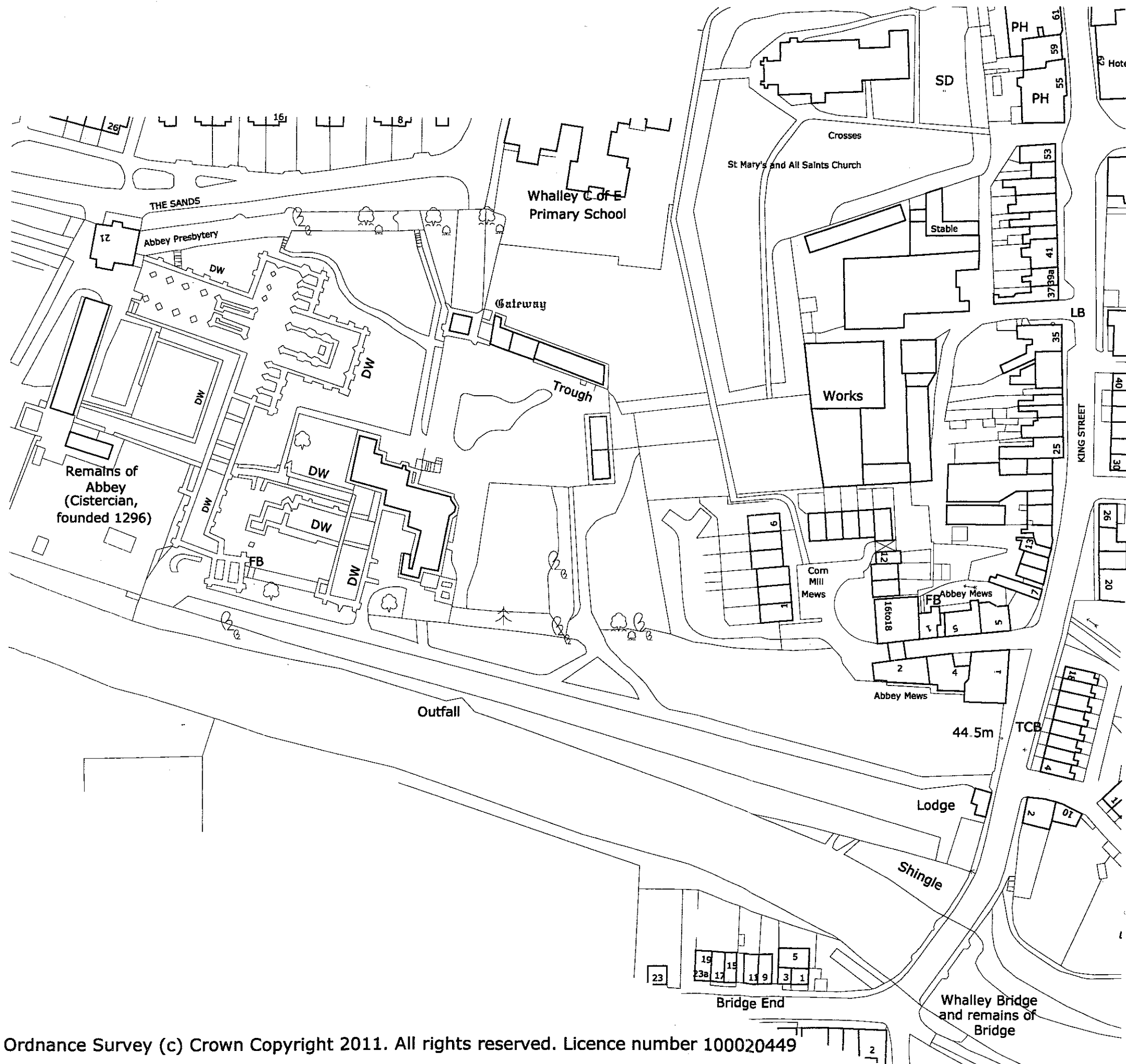
Date first listed: 13-Feb-1967

Date of most recent amendment: Not applicable to this List entry.

Details

WHALLEY SD 73 NW 2/51 Whalley Abbey 13-2-1967 GV I

Cistercian monastery. West range of cloister now used as Roman Catholic church hall. Assheton mansion now a conference centre. Building work begun c.1320. Abbey church begun in 1330 and finished in 1380. East range of cloister late C14. Infirmary and Abbot's lodgings complete by 1440s. In 1480 the north-east gateway was built, and the Abbey was dissolved in 1537. The site was bought by the Assheton family, who subsequently converted parts of the Abbot's house and Infirmary into a residence, which was complete by c.1680. This house was restored and extended in the mid C19. In the 1930s the site was excavated and the foundations discovered were exposed and consolidated. Only the foundations of the church remain. The west range of the cloister is of a full 2 storeys and is roofed. The south wall of the cloister is incomplete but includes a lavatory with moulded arch. The east range is more complete and includes a doorway with a fleuron order leading into the chapter house vestibule. At the south end of this range is the rere-dorter, with the drain passing through pointed arches. Between the east claustral buildings and the Assheton mansion the foundations of the chapter house and part of the Abbot's Lodgings are exposed. The southern part of the west wing of the mansion is now roofless. It contained Assheton's long gallery on the 1st floor and incorporates part of the Abbot's kitchen. The north-west wing of the mansion is C19. The entrance to the house is through a 1st floor porch reached by a flight of stone steps. Inside, the mansion has a deeply-moulded pointed arch on the ground floor, a window of 2 trefoiled lights now in an internal wall, and large deeply-chamfered joists supporting the floor of the hall on the 1st floor above. This hall has a stone fireplace with segmental arch, with a C19 fireplace within. The roof is of c.1500 with king posts rising from high collars with moulded arch braces. Between the purlins and principals are carved triangular braces. On the north-east side of the mansion is a courtyard enclosed by stone walls, with single-storey C17 buildings on the east and north sides. The north-east gateway is of 2 storeys and has an embattled parapet and diagonal buttresses. The arches are pointed and moulded. The north part of the interior has a tunnel vault which appears to be of post-Reformation date. Ashmore, O., A Guide to Whalley Abbey, 4th ed. 1981. Scheduled Ancient Monument.



Ordnance Survey (c) Crown Copyright 2011. All rights reserved. Licence number 100020449

Do not scale this drawing All dimensions to be checked on site before work commences.

This drawing is the copyright of Lea, Hough & Co and may not be reproduced in part or in whole without prior written permission

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED

NOTES

320120350P

LeaHough

CHARTERED SURVEYORS

Survey Valuation Design Planning Sales

Blakewater House
Phoenix Business Park
Blakewater Road
Blackburn
Lancashire
BB1 5RW

Tel: 01254 260196

8 Eaton Avenue
Matrix Office Park
Buckshaw Village
Preston
Lancashire
PR7 7NA

Tel: 01772 458866

Email: info@leahough.co.uk
Web: www.leahough.co.uk

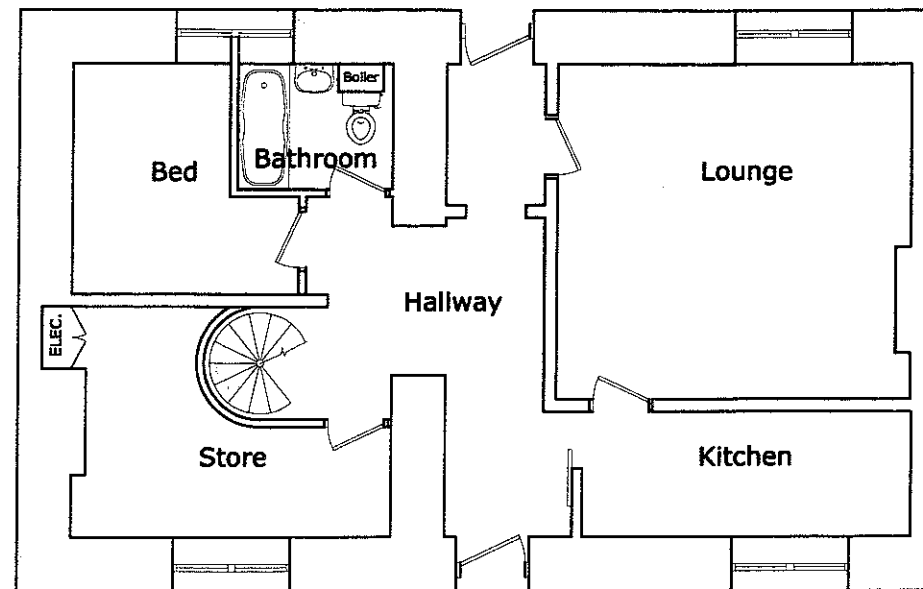


CLIENT:
Blackburn Diocese Property Committee
Church House
Cathedral Close
Blackburn

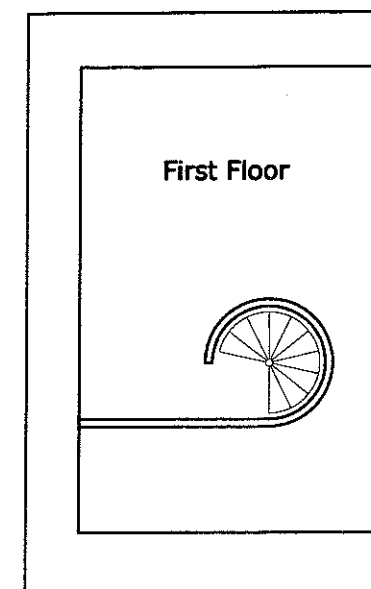
PROJECT ADDRESS:
Gardener's Cottage
Whalley Abbey
Whalley

DRAWING TITLE:
Site Plan

PAPER SIZE:	DRAWING NUMBER:	REV
A3	BS.12-17-02	-
SCALE:	DATE:	DRAWN BY:
1:1250	March 2012	MJH

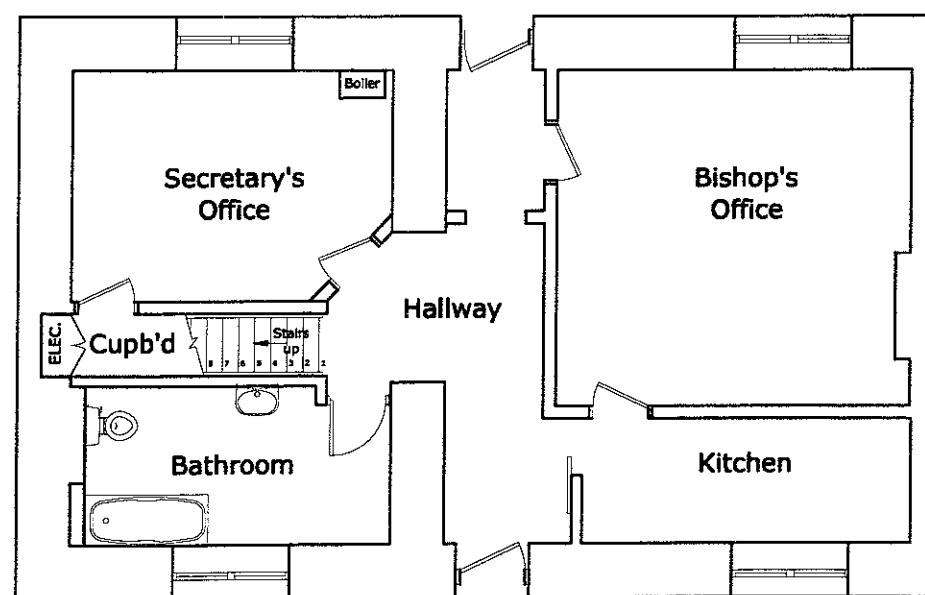


Ground Floor

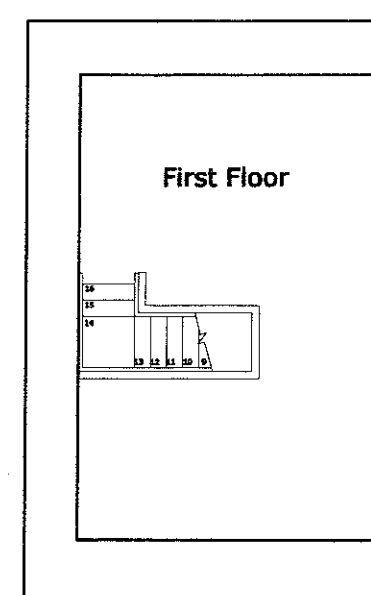


First Floor

Existing Plans



Ground Floor



First Floor

Proposed Plans

Do not scale this drawing. All dimensions to be checked on site before work commences.

This drawing is the copyright of Lea, Hough & Co and may not be reproduced in part or in whole without prior written permission.

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED

NOTES

320120350P

LeaHough

CHARTERED SURVEYORS

Survey Valuation Design Planning Sales

Blakewater House
Phoenix Business Park
Blakewater Road
Blackburn
Lancashire
BB1 5RW

8 Eaton Avenue
Matrix Office Park
Buckshaw Village
Preston
Lancashire
PR7 7NA

Tel: 01254 260196

Tel: 01772 458866

Email: info@leahough.co.uk

Web: www.leahough.co.uk



CLIENT:
Blackburn Diocese Property Committee
Church House
Cathedral Close
Blackburn

PROJECT ADDRESS:
Gardener's Cottage
Whalley Abbey
Whalley

DRAWING TITLE:
Existing & Proposed Plans

PAPER SIZE	DRAWING NUMBER	REV
A3	BS.12-17-01	-
SCALE	DATE	DRAWN BY
1:100	January 2012	MJH