



RIBBLE VALLEY
BOROUGH COUNCIL

13 APR 2012

THE
COUNCIL OF

For office use only

Application No

320120366P

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 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:		First name:		Surname:			
Company name:	The Trustees of The Hon. R.C. Assheton's Settlement						
Street address:	Ingham & Yorke				Country Code	National Number	Extension Number
	Littlemoor				Telephone number:		
					Mobile number:		
Town/City:	Clitheroe				Fax number:		
County:	Lancashire				Email address:		
Country:							
Postcode:	BB7 1HG						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Marshal	Surname:	Peters		
Company name:	Marshal Peters Associates						
Street address:	Office 4 Brookside Barn				Country Code	National Number	Extension Number
	Brookside				Telephone number:	01200 440650	
	Downham				Mobile number:		
Town/City:	Clitheroe				Fax number:	01200 440032	
County:	Lancashire				Email address:		
Country:							
Postcode:	BB7 4BP					survey@btinternet.com	

3. Description of Proposed Works

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

Replacement of cement render with hydraulic lime roughcast; structural stabilisation to north east corner; removal of redundant 20th C chimney stack; reopening of 20th C infill to rear elevation of existing garage; replacement of inappropriate rainwater goods; repairs to and replacement of steel framed windows; internal alterations to include formation of Home Office within existing Garage/Boiler Room and formation of En-Suite compartments at first floor level.

Has the work already started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	RED SYKE FARM		
Street address:			
	TWISTON		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4BY		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	381587		
Northing:	442934		

5. Related Proposals

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

☐ Yes ☒ No

6. Pre-application Advice

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

☐ Yes ☒ No

7. Neighbour and Community Consultation

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

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

External walls - add description

Description of *existing* materials and finishes:

Painted cement render

Description of *proposed* materials and finishes:

Hydraulic lime roughcast

Rainwater goods - add description

Description of *existing* materials and finishes:

PVCu and painted cast iron.

Description of *proposed* materials and finishes:

Existing cast iron to remain insitu; PVCu to be replaced with cast iron.

Others - add description

Other Infill to north east corner

Description of *existing* materials and finishes:

N/A - open which is contributing to rotational structural movement.

Description of *proposed* materials and finishes:

Masonry infill to stabilise front elevation, faced externally with natural stone.

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

Drawings numbered 2359:01A, 02A, 03, 04, 05, 06, 07 and 08.

10. Demolition

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

☐ Yes ☒ No

11. Listed building alterations

- Do the proposed works include alterations to a listed building? ☒ Yes ☐ No
- If Yes, will there be works to the interior of the building? ☒ Yes ☐ No
- Will there be works to the exterior of the building? ☒ Yes ☐ No
- Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No
- Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☐ Yes ☒ No

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If the answer to any of these questions is Yes, please provide plans, drawings and 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)

State references for these plan(s)/drawing(s):

- (i) Drawings numbered 2359:01A, 02A, 03, 04, 05, 06, 07 and 08
(ii) Appraisal of Architectural and Historic Significance to Inform Proposed Repairs and Alterations.

12. Listed Building Grading

- If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II
- Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ☐ Yes ☒ No

14. 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

15. Certificates (Certificate A)

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.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

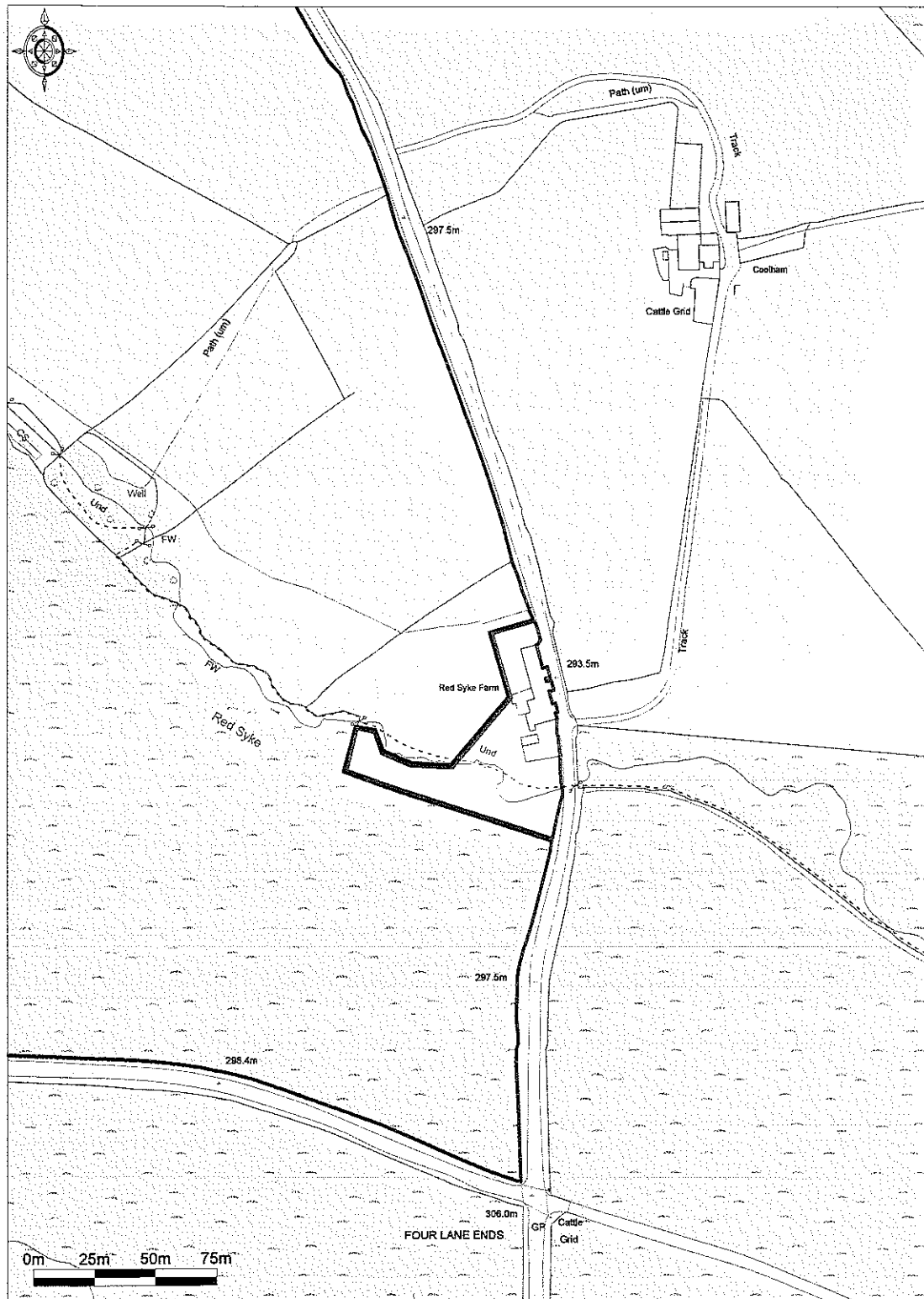
16. Declaration

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



Date:

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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?

SITE LOCATION; BUILDING HISTORY; STRUCTURAL CONDITION;
REPAIR OPTIONS; TRADITIONAL CONSTRUCTION TECHNIQUES.

Use

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

DWELLING AS EXISTING

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

DWELLING FOOTPRINT AS EXISTING

Layout

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

TO MAKE BEST USE OF BUILDING FOOTPRINT
WITHOUT THE NEED TO PHYSICALLY EXTEND

Scale

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

YES AS THERE IS NO CHANGE TO THE EXISTING
FOOTPRINT.

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?

N/A

Appearance

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

THE PROPOSED WINDOWS SUBTLY REFERENCE THE
EXISTING FENESTRATION WHILST NOT MIMICKING OR
BEING A PASTICHE OF WHAT PRESENTLY EXISTS.

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

AS EXISTING