



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No

Date received 320120648P

Fee paid £

Receipt No:

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/MRS. First name: STUART
Last name: CAREFOOT
Company (optional):
Unit: House number: House suffix:
House name: SHARLEY FOLD FARM
Address 1: DUXON ROAD
Address 2:
Address 3: LONGRIDGE
Town: PRESTON
County: LANCASHIRE
Country:
Postcode: PR3 3JE

2. Agent Name and Address

Title: MR First name: ANDREW
Last name: ASHWORTH
Company (optional): ANDREW ASHWORTH ARCHITECT
Unit: House number: House suffix:
House name: LIME KILN COTTAGE
Address 1: BODIAM RD
Address 2: THORNHURST WOOD WHEATLEY
Address 3:
Town: PRESTON
County: LANCASHIRE
Country:
Postcode: PR3 2TZ

3. Description of Proposed Work

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

ERECTION OF GARDEN WALLS, GATES & STORE;
REMOVAL OF EXISTING CONIFERS & STORESHED.

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: **SHARLEY FOLD FARM**

Address 1: **DUXON ROAD**

Address 2:

Address 3: **LONGRIDGE**

Town: **PRESTON**

County: **LANCASHIRE**

Postcode (optional): **PR3 3JE**

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

Easting: Northing:

Description:

ERECTION OF GARDEN WALLS, GATES + STORE

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:

Reference:

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

Details of pre-application advice received?

7. Neighbour and Community Consultation

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

☒ Yes ☐ No

If Yes, please provide details:

INFORMAL CONSULTATION WITH ADJOINING OWNERS

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

If Yes, please provide details of the name, relationship and role
SHARLEY CAREFOOT IS COUNCILLOR FOR DUXON AND THORNTON.

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	(SHED : TIMBER)	STORE : TO MATCH EXISTING BOUNDARY BRICK WALLS	☐	☐
Roof covering	(SHED : FELT) —	STORE ROOF : GREEN STANDING SEAM METAL CLADDING TO MATCH TRADITIONAL LEAD ROOFING	☐	☐
Chimney	—		☒	☐
Windows	—	STONE WINDOWS + DOORS : PAINTED HARDWOOD	☐	☐
External doors			☐	☐
Ceilings			☒	☐
Internal walls			☒	☐
Floors			☒	☐
Internal doors			☒	☐
Rainwater goods			☒	☐
Boundary treatments (e.g fences, walls)	GARDEN WALLS ARE VARIOUSLY TRADITIONAL BRICK WITH STONE COPINGS, STONE, MODERN BRICK : BRICK GENERALLY NAT. RED CLAY	BRICK WALLS WITH COURSEING BONDING JOINTING, ALL TO MATCH EX. TRADITIONAL WALL WITH STONE COPINGS + PICKS AT 2.4 CTRS.	☐	☐
Vehicle access and hard standing	GRAVEL DRIVE	AS EXISTING	☐	☐
Lighting			☒	☐
Others (add description)	GATES : EXISTING GARDEN DOOR : PAINTED HARDWOOD WITH BLACK IRON MONGERY.	GATES : TO MATCH EXISTING DOOR.	☐	☐

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

DRAWG. NO. 12-004/-02

D + A STATEMENT : ATTACHED.

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 I ☐

Grade II* ☐

Ecclesiastical Grade II* ☐

Grade II ☒

Ecclesiastical Grade II ☐

Don't know ☐

11. Listed Building Alterations

Do the proposed works include alterations to a listed building? (GROUNDS ONLY) ☒ 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):

NEWGS. NO: 12-004/01, 02, 03.

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:

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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):

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Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

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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:

Date (DD/MM/YYYY):

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Andy Ashworth

17.07.12

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

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Country code:

Mobile number (optional):

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Country code:

Fax number (optional):

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Email address (optional):

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18. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

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Country code:

Mobile number (optional):

07970

023824

Country code:

Fax number (optional):

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Email address (optional):

andyashworth.architect@yahoo.co.uk

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:

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Email address:

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A Ashworth, RIBA mob: 07970 023824
Lime Kiln Cottage, Bedlam Road
Thornley-with-Wheatley, Preston PR3 2TL

AMENDED PLANS RECEIVED

DATE 20/7/12

REF: 12-004

Date: 13.07.12 :REVISED 20.07.12 to incorporate a heritage statement.

Ribble Valley Borough Council: Council Offices, Church Walk, Clitheroe,
Lancs BB7 2RA

Dear Sirs

**RE: APPLICATION FOR PLANNING AND LISTED BUILDING CONSENT FOR
GARDEN WALLS AND STORE AT SHARLEY FOLD FARM, DIXON RD.,
LONGRIDGE PR3 3JE, for MR.&MRS. S. CAREFOOT.**

1. fees: under the scale of fees, 2010 onsite, item 6) 1. alterations to existing dwelling houses, (including the erection of a building) the fee for this application for £150 is included.

2. Forms: 3 copies of the house holder application and listed consent application are enclosed.

3. Drawings: 6 copies of the following drawings are enclosed and referred to:

ref. 12-004/01: Garden walls and store: existing plan,

12-004/02: Garden walls and store: proposed plan, existing and proposed
elevations and gate detail.

12-004/03: Location plan

4. Heritage, Design and access statement:

4.1: Heritage: Existing site and building: (ref. drwg. No.s 12-004/01 and 02)

Sharley Fold Farm is listed grade II with a date stone '1619'. The listing description of the building describes it as: sandstone rubble with stone slate roof, 2 storeys, with a modern window and porch and mullioned chamfered windows, a planked door and two chimney stacks, one of stone: with a wing at the rear and outshut against the southwest wall. Historically it has clearly been a farmhouse and/or residence throughout. The garden has an early brick wall to the west boundary, stone wall to the south, again early brick wall to the south east, which then has modern additional brick walling and dwarf wall to the easterly corner boundary (attributed to the adjoining housing development). Wall heights vary as indicated with spot measurements on the drawing. No boundary wall is remaining to the north east: (this is currently closed off with temporary security fencing). There is a significant stone boundary wall to the north, continuing to meet the north west corner, understood to be part of a previous adjoining mill site. Conifer planting has resulted in major banks of trees up to 6M high along the upper southeast and northeast boundaries. There is also a recent stone wall on the adjoining easterly housing site which meets the east corner of the site: it is intended that the height of the proposed new boundary wall matches this existing wall.

In the eastern corner of the garden there is a fenced compound with hardstanding and a storage shed. There is an existing vehicle access drive to the compound area.

Impact: with reference to the detail below I consider that the likely impact of this proposal on the heritage value of this property will be positive.

4.2: Proposal: (ref.dwg.no. 12-004/02) the proposal is to remove the existing conifers adjoining the upper southeast and northeast boundaries, the fenced compound and shed, and erect brick boundary walls, gates and store.

4.3: aims and factors: the aims of this proposal are to:

- Improve the boundary nature, appearance and scale by removal of the very dominant evergreen conifer banks:

- Make a positive contribution to the setting of this listed property with appropriate form, scale and detail:

- Complete the enclosed, secure nature of the garden while reducing the impact of the existing boundary treatment:

- Provide a better and much more open external environment for adjoining properties.

Factors considered were:

- The historic relevance of the walled garden and the presence of existing high walls to more than $\frac{3}{4}$ of the boundary:

- The inappropriate nature of non-indigenous conifers in a garden and surrounds with mature yew, beech, chestnut:

- The scale of existing boundary and adjoining walls which can be maintained without dominance:

- The fact that the proposed walls are not local to the house- a minimum of 22 M away:

- The walls, gates and store could be formed with sympathetic materials and detailing in keeping with those existing:

- The store could be accommodated in a non-intrusive traditional form and scale & this would be local to the (only) vehicle access point

4.4: Proposal:

All the above aims and factors have been incorporated in this scheme which I consider will make a positive contribution to both the property and the local environment.

4.5: Consultation:

informal views of those with neighbouring properties have been and will continue to be sought in order that they may feel fully informed. There has been no unfavourable comment.

4.6: Access:

Pedestrian access on site remains as existing. Vehicle access will be available and properly controlled at the proposed gates via the existing driveway.

Andy Ashworth RIBA
For and on behalf of
Andy Ashworth Architect

CC: Mr. & Mrs. S.Carefoot