



RIBBLE VALLEY
BOROUGH COUNCIL

27 JUL 2012

FOR THE
ATTENTION OF

For office use only
Application No. 270120712P

Date received

Fee paid £

Receipt No:

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

Householder Application for Planning Permission for works or
extension to a dwelling and conservation area consent.

Town and Country Planning Act 1990

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: Mrs First name: Margaret Surname: Jackson

Company name:

Street address: 3 Old Road,

Town/City: Chatburn

County: Lancashire

Country: United Kingdom

Postcode: BB7 4AB

Country Code National Number Extension Number
Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: Mr First Name: Ivan Surname: Wilson

Company name: IWA Architects Ltd.

Street address: Waterloo Mill
Waterloo Road

Town/City: Clitheroe

County: Lancashire

Country: United Kingdom

Postcode: BB7 1LR

Country Code National Number Extension Number
Telephone number: 01200 423487

Mobile number:

Fax number:

Email address: admin@iwarchitects.co.uk

3. Description of Proposed Works

Please describe the proposed works:

Construction of a new flat-roofed single-storey extension to form rear porch.

Has the work already been 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:

Street address:

Town/City:

County:

Postcode:

Description:

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

Easting:

Northing:

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? Yes No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

9. 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

10. 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:

Natural random coursed stone/ reconstituted stone blockwork.

Description of *proposed* materials and finishes:

Reconstituted stone blockwork to match existing extension.

Roof - description:

Description of *existing* materials and finishes:

Natural Blue Slate.

Description of *proposed* materials and finishes:

Grey finish single-ply membrane.

Windows - description:

Description of *existing* materials and finishes:

Timber painted

Description of *proposed* materials and finishes:

Timber painted

10. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

Timber painted

Description of *proposed* materials and finishes:

Timber painted

Boundary treatments - description:

Description of *existing* materials and finishes:

na

Description of *proposed* materials and finishes:

na

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

na

Description of *proposed* materials and finishes:

na

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:

Heritage Statement

1916.E.001 - Existing plans and elevations

1916.P.001 - Proposed plans and elevations

11. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Minor alterations to facilitate construction of extension.

12. 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

13. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - 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: Mrs First name: Margaret Surname: Jackson

Person role: Applicant Declaration date: 27/07/2012 Declaration made

13. 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: Ivan Surname: Wilson

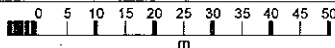
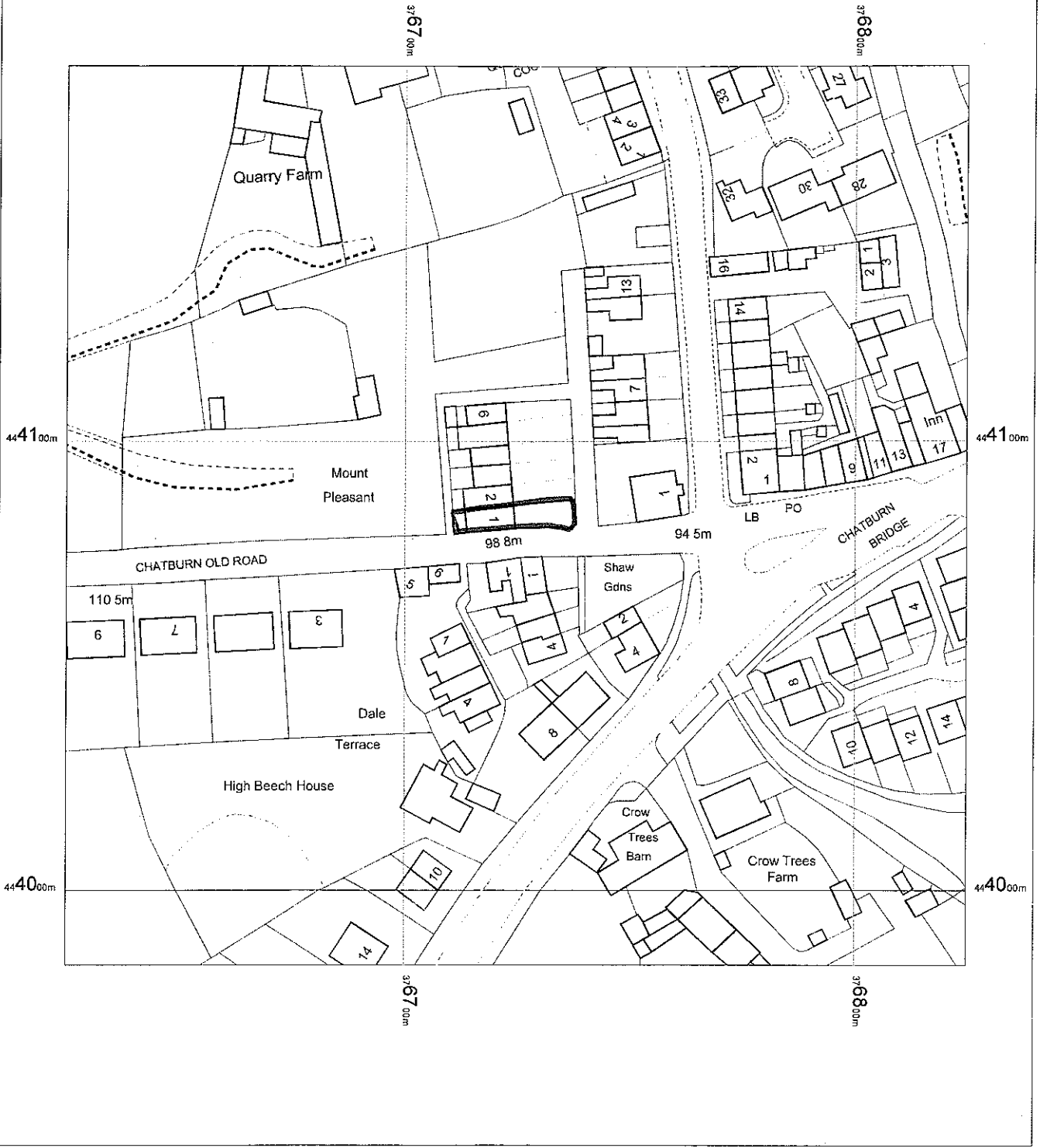
Person role: Agent Declaration date: 27/07/2012 Declaration Made

14. Declaration

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

Date: 27/07/2012

320120712P



1 Mount Pleasant
Old Road
Chatburn
Nr Clitheroe
BB7 4AF

OS Mastermap
26 July 2012, ID: MDP-00166449
www.mapdataportal.co.uk

1:1250 scale print at A4 Centre: 376725 E. 444083 N
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Maps @ Malcolm Hughes Ltd
Tel: 0161 926 0650

320120712P

R Martin Seddon Research

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w: RMartinSeddon.co.uk
m: 0775 387 1770

Dr R. Martin Seddon | 3 Mount Pleasant | Chatburn | Clitheroe | BB7 4AF

Heritage Statement

Re: 1 Mount Pleasant, Chatburn, CLITHEROE, BB7 4AF

NB: The author of this report is a resident of 3 Mount Pleasant (next door but one) to the property that forms the subject. This report is produced in an independent professional capacity. However, the author reserves the right to comment on any future planning application in his capacity as a local resident.

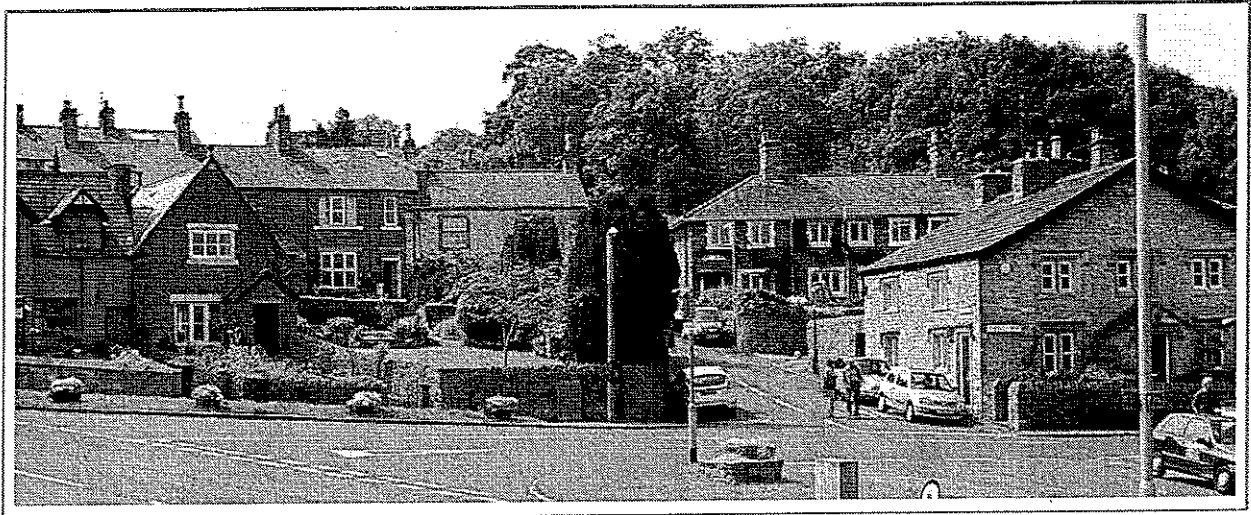


Fig. 1: General view of the Old Road and Ribble Lane junction, Chatburn.

Heritage Statement

Purpose

This report fulfills the requirements of Policy HE6 of the Planning Policy Statement (PPS) 5 - Planning for the Historic Environment - introduced in 2010. The requirement is made due to the property in question being situated within the Chatburn Conservation Area (CA) as designated by Ribble Valley Borough Council. This CA has been in existence since October 1974 and was the subject of a Conservation Area Appraisal in October 2005¹

Heritage Assets

The CA includes a major portion of the village of Chatburn which is a small community made up of a range of property styles from small terraced cottages to large Victorian Villas. Almost all of the buildings are of stone construction (in the main limestone) sourced from local quarries and with Welsh blue slate roofing (with isolated examples of stone flag roofing).

No. 1 Mount Pleasant forms part of an important group of dwellings centred around the junction of Old Road and Ribble Lane and is shown in fig. 1. (No. 1 is at the lefthand end of the row of cottages in the middle distance of the photograph) The row of 6 cottages that forms Mount Pleasant was constructed in the late nineteenth century to accommodate workers at a local quarry. The majority of these buildings are of local limestone with grit stone window and door frames and form a coherent homogenous set.

The importance of this vernacular architecture and character was cited as one of the reasons for the designations of the CA:

320120712P

'Mainly 19th century buildings along all the roads into the village in the local vernacular style, including terrace rows built for workers in the now defunct Victoria Mill.'²

In addition to the value of this section of the village as a distinct area it has importance as the subject of a valuable visual asset in that all the buildings are visible from a wide area of public space around the road junction mentioned above.

In summary, the important heritage asset considered here is the location of the property in an important group of similar buildings of similar vernacular style. The asset forms a substantial sub-area of the village and is a highly visual part of it.

Significance of the Assets

The Ribble Valley contains numerous small village communities, each with its own special distinctiveness. That of Chatburn is highly dependent upon its groups of similar buildings, of which the area in question is one. Although these particular properties are not in themselves rare or individually important within the wider area, they are of vital importance to the character of this village as a whole. In the village of Chatburn this particular form of grouping is unique and it is therefore necessary to ensure its survival.

This level of significance is locally high although would be assessed as low of a national scale.

No references on the Heritage Gateway appertain to this site.³

Potential Development Impact

Much of the foregoing applies in theory to the complete buildings in the area, however, this particular proposed development is confined to the rear of the property. Apart from fenestration much of the front and side elevations of property in the sub-area in which 1 Mount Pleasant is located is original and has not suffered from any major changes since being built. The same cannot be said for the rear elevations which exhibit many, sometimes major, changes. Mount Pleasant itself is backed by individual yards with steps leading to a private footpath. These remain but, with one exception (no. 6), have been cleared of the original coal store and toilet which covered approximately the rear half of the yard. In all the remaining five houses a single storey extension has been built from the rear elevation over varying amounts of the yard. These can be seen in fig 2 which shows that they are all different in style, of varying materials and vastly different in appearance.

This being the case it would be hard to argue that an additional porch to the rear of no. 1 would have any material impact on the visual importance of the property. The view of the area from the road junction would not be affected and the only detriment would be to the view of the rear of the terrace, which is already far from original.

It is also worth noting that the area of the road to the side of the location of the proposed development is designated by RVBC as the collecting area for wheeled refuse bins. In many ways this weekly occurrence causes a far greater visual intrusion to the character of the whole Conservation Area than would a permanent, low level porch extension.

Two other photographs below show the rear of the property and the yard in more detail.

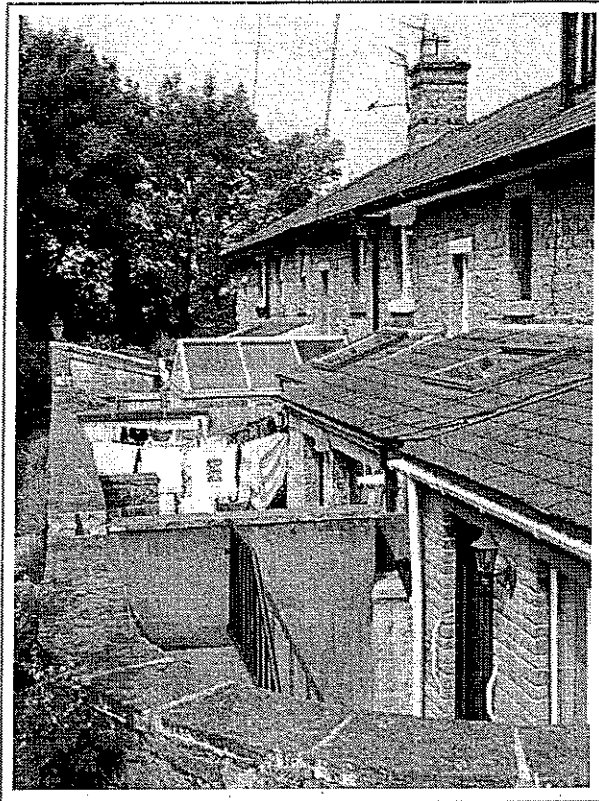


Fig. 2. Rear of Mount Pleasant - no. 1 in foreground

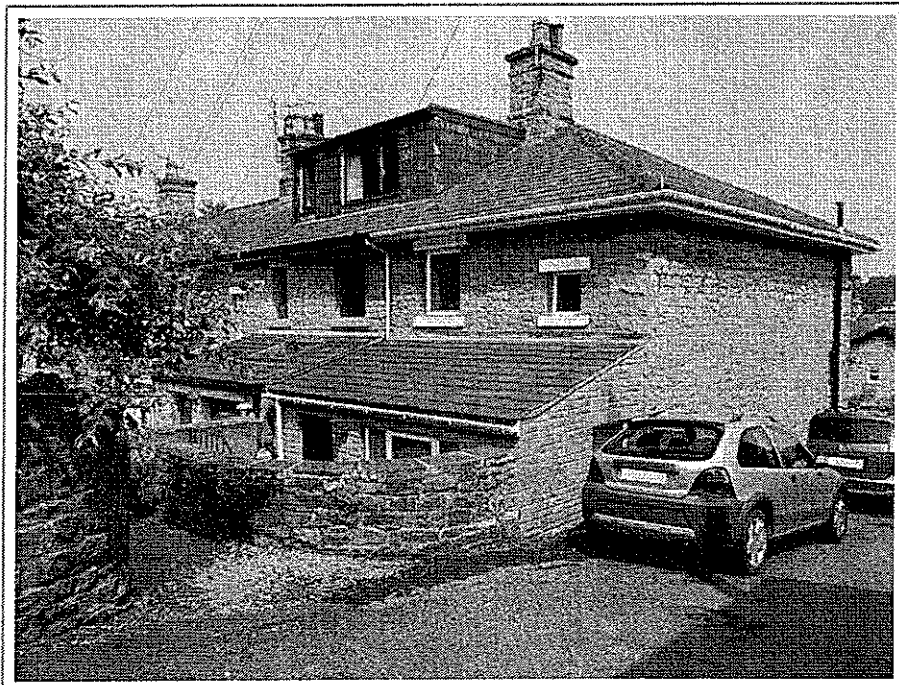


Fig. 3. General view of rear of 1 Mount Pleasant from Old Road.

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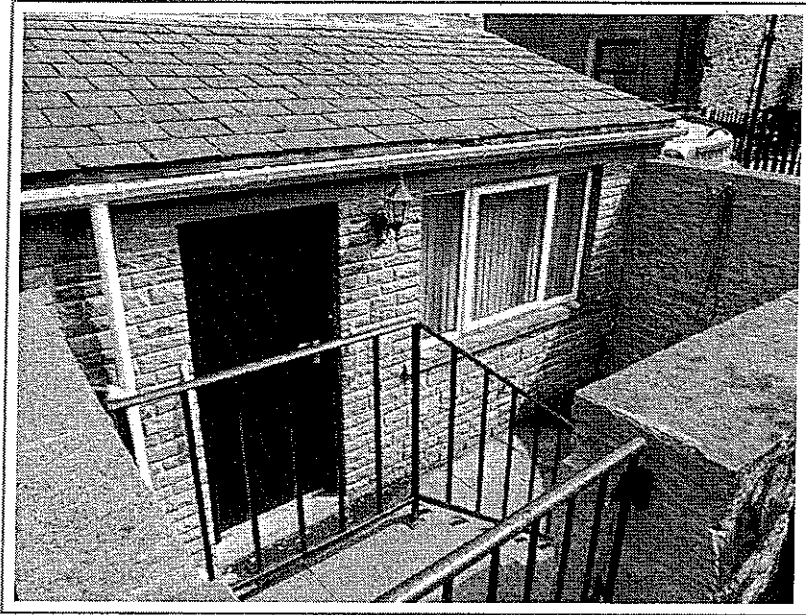


Fig. 4. Rear yard, 1 Mount Pleasant.

All photographs © R. Martin Seddon. 2012

R. Martin Seddon holds a BSc (Hons) Environmental Management and MSc Building Heritage and Conservation from the University of Central Lancashire and a PhD in Ruskin Studies from Lancaster University. He has extensive experience of recording buildings photographically, has lectured on Town and Country Planning to post-graduate level and is a member of the Association for Heritage Interpretation

¹ Ribble Valley Borough Council, 2005

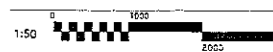
<http://www.ribblevalley.gov.uk/downloads/file/3677/chatburn_conservation_areas_appraisal>

² *ibid.* p. 3

³ <http://www.heritagegateway.org.uk>

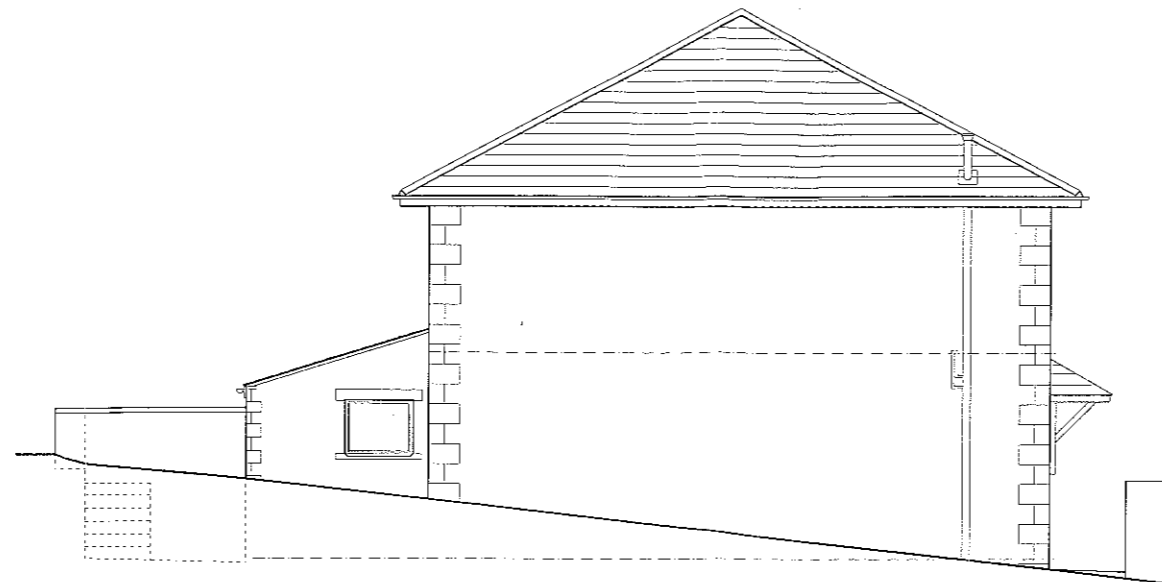
This drawing is the property of IWA Architects. Copyright is reserved by them and the drawing is based on information that it is not copied, altered or used in any way without the consent in writing of IWA Architects.

Drawings should not be scaled. All dimensions to be checked on site by the contractor before commencement of the relevant part of the work.



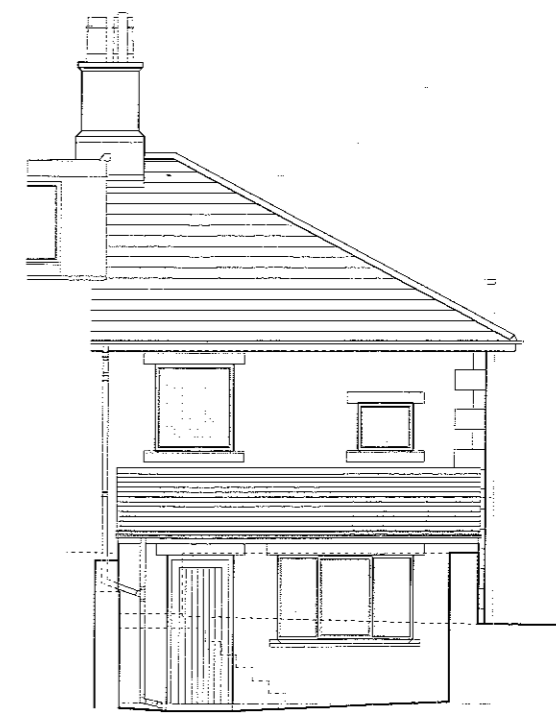
Datum - 9.000

Front (East) Elevation



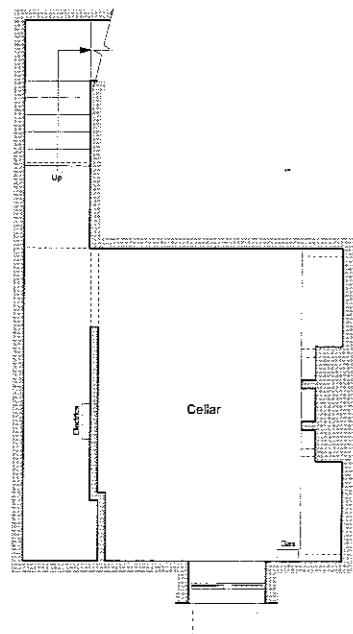
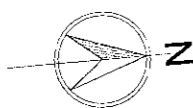
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Side (South) Elevation

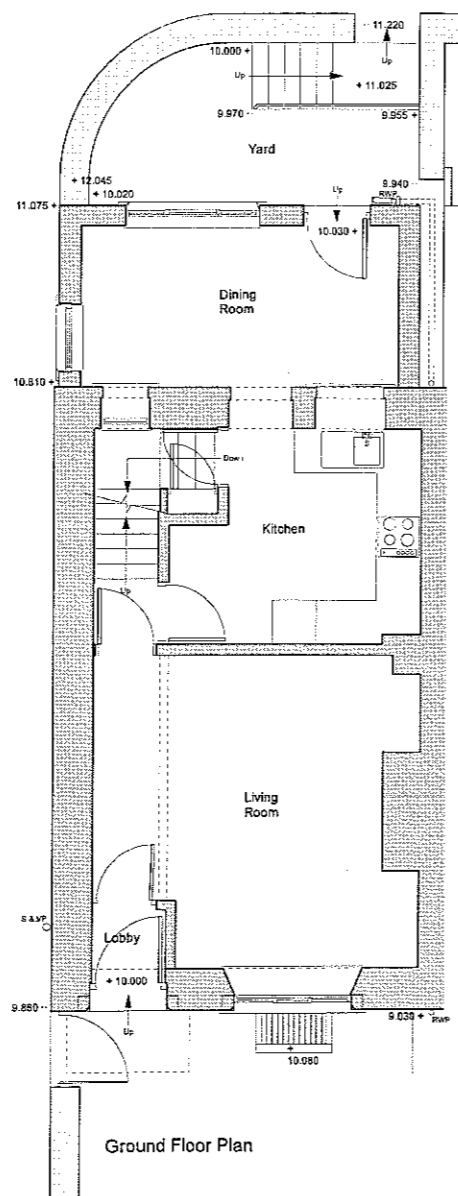


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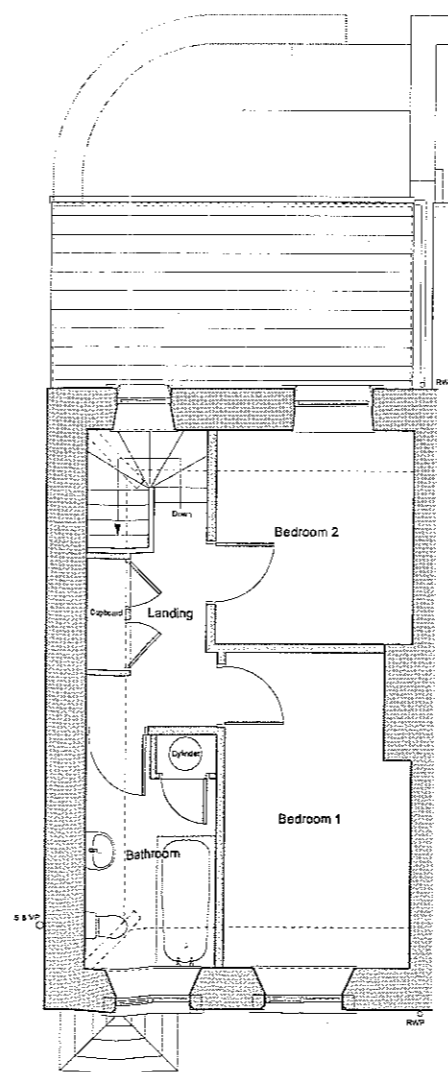
Rear (West) Elevation



Cellar Plan



Ground Floor Plan



First Floor Plan

320120712P

Rev.	Date	Description
-	-	-

1 Mount Pleasant
Old Road, Chatburn

Existing Plans and Elevations

Dwg. No.: 1916 E 001

Rev.: -

Date: Jul 12

Scale: 1:50@A1

IWA Architects

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