

23 AUG 2012	
FOR THE ATTENTION OF	

For office use only

Application No. 320120757P

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:	Mr	First name:	William	Surname:	Bailey
Company name:					
Street address:	Leagram Mill Barn		Country Code	National Number	Extension Number
	Chipping		Telephone number:		
			Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	PR3 2RD				
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	Ms	First Name:	Linda	Surname:	Wright
Company name:	PLANITWRIGHT				
Street address:	9 King Street		Country Code	National Number	Extension Number
	Westhoughton		Telephone number:	07765 250150	
			Mobile number:		
Town/City:	Bolton		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	BL5 3AX		linda@planitwright.co.uk		

3. Description of Proposed Works

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

Proposed installation of 2 no. conservation style 'Lumen' rooflights and vents and installation of replacement windows to dwelling

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:	4	Suffix:	
House name:			
Street address:	Church Raike		
	Chipping		
Town/City:	Preston		
County:			
Postcode:	PR3 2QL		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	362186		
Northing:	443347		

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

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):

Officer name:

Title: Mr First name: Adrian Surname: Dowd

Reference:

Date (DD/MM/YYYY): 11/05/2012 (Must be pre-application submission)

Details of the pre-application advice received:

The reduction of the number of rear rooflights may be considered acceptable

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):

Windows - add description

Description of *existing* materials and finishes:

Hardwood windows

Description of *proposed* materials and finishes:

Hardwood double glazed windows and 2 conservation style rooflights in the rear elevation

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

Proposed elevations

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

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):

The internal work has already been carried out

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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: Ms First name: Linda Surname: Wright

Person role: Agent

Declaration date: 22/08/2012

☒ 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. I/we confirm that, to the best of my/our knowledge any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

22/08/2012

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**Design, Access & Significance Statement
4 Church Raiké Chipping**

PLANIT WRIGHT

August 2012

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Design, Access & Significance Statement
4 Church Raikes Chipping

PLANIT WRIGHT

Introduction & Context 1.0

Introduction

This statement has been prepared to accompany a third revised application for Listed Building consent for the installation of new windows, two conservation style rooflights and roof vents at 4 Church Raike, Chipping.

The statement demonstrates commitment to achieving good design and ensuring access for all. In arriving at the proposed change of use, consideration has been given the following:

- An assessment of the context of the site and its environment
- A physical assessment of the building and its surroundings
- How the site is accessible to all

The aim is to ensure that the proposed use will be functional and will cause no harm to Listed Building and the surrounding environment. It is considered the minor works will be compatible with the character of the area and the refurbishment of the premises will add value to the local community.

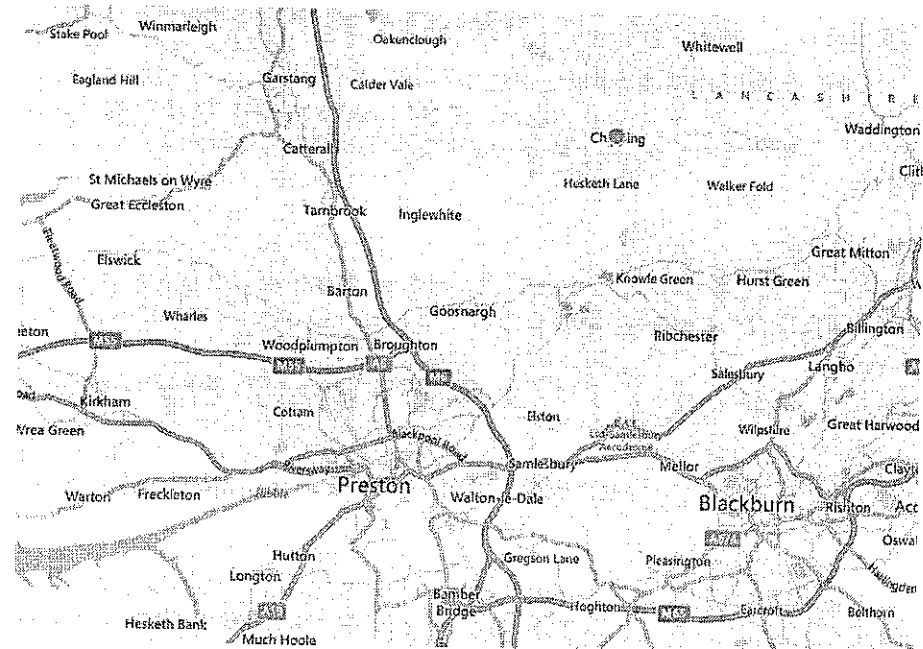
This report has been created using "Design & Access Statements – How to Write, Read and Use Them" by CABE. This publication is considered best practice for guidance

Assessment

The application site – number 4 Church Raike – is located within the village settlement boundary of Chipping which lies in the Forest of Bowland Area of Outstanding Natural Beauty. The property is a Listed Building which lies just outside the boundary of the Chipping Conservation Area.

Chipping lies approximately 19km (12 miles) to the north east of Preston, 22.5 km (14 miles) north of Blackburn and 13 km (8 miles) to the west of Clitheroe. The immediate area is a small village. The site is within easy walking distance of residential properties and some community facilities.

The wider area is served by the M6, M55 and M65 motorways to the west and south.



Location of site shown by blue dot

1.0

Policy

The development will be carried out in accordance with the requirements and policies set out within National and Regional guidance and local policies. These policies include:

National Policy

Policies in the National Planning Policy Framework that relate to sustainable development and conserving and enhancing the historic environment. Paragraph 14 of the NPPF states that at the heart of the document is the presumption in favour of sustainable development.

Ribble Valley District-wide Local Plan 1998

The Local Plan is currently under review as part of the LDF framework but the saved policies form the statutory development plan for the district. Policies: ENV1 and ENV19 relating to the AONB and development of Listed Buildings are of particular relevance

Involvement

The Local Authority has already dealt with and refused two previous applications (refs: 3/2012/0081 & 3/2012/0568) for Listed Building consent. This application is a re-submission with a further amended proposal.

The planning officer has been contacted and the revised proposal discussed.

Opportunities and Constraints

This section focuses on the opportunities and constraints of the site that were considered in preparing this application.

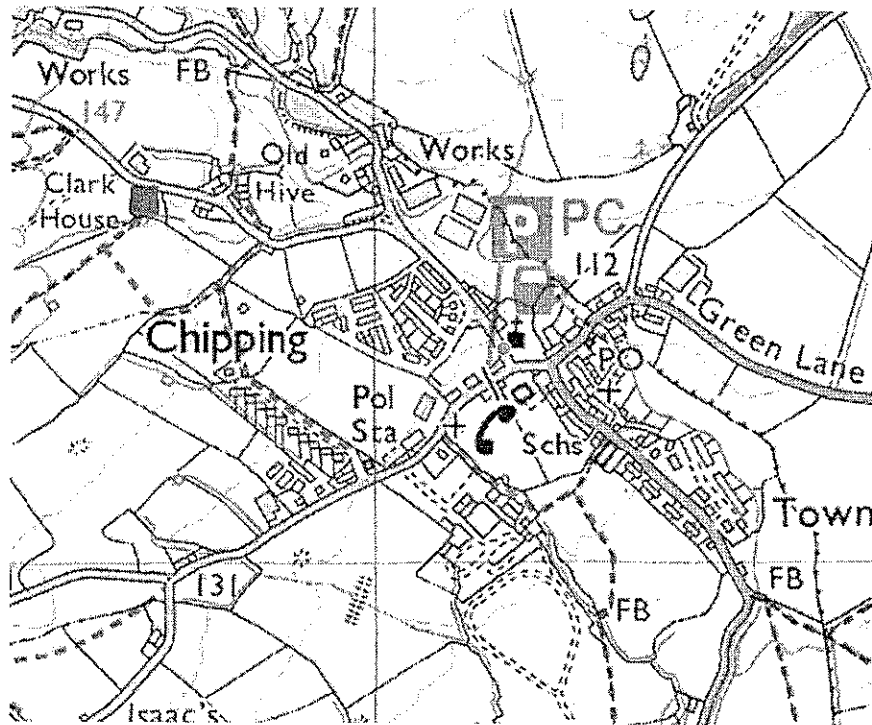
Constraints of the site:

- The nature and extent of the site as a Listed Building
- Neighbouring residential development
- The location of the premises on the boundary of the Conservation Area
- Need to comply with planning policy
- Need to comply with Building Regulations

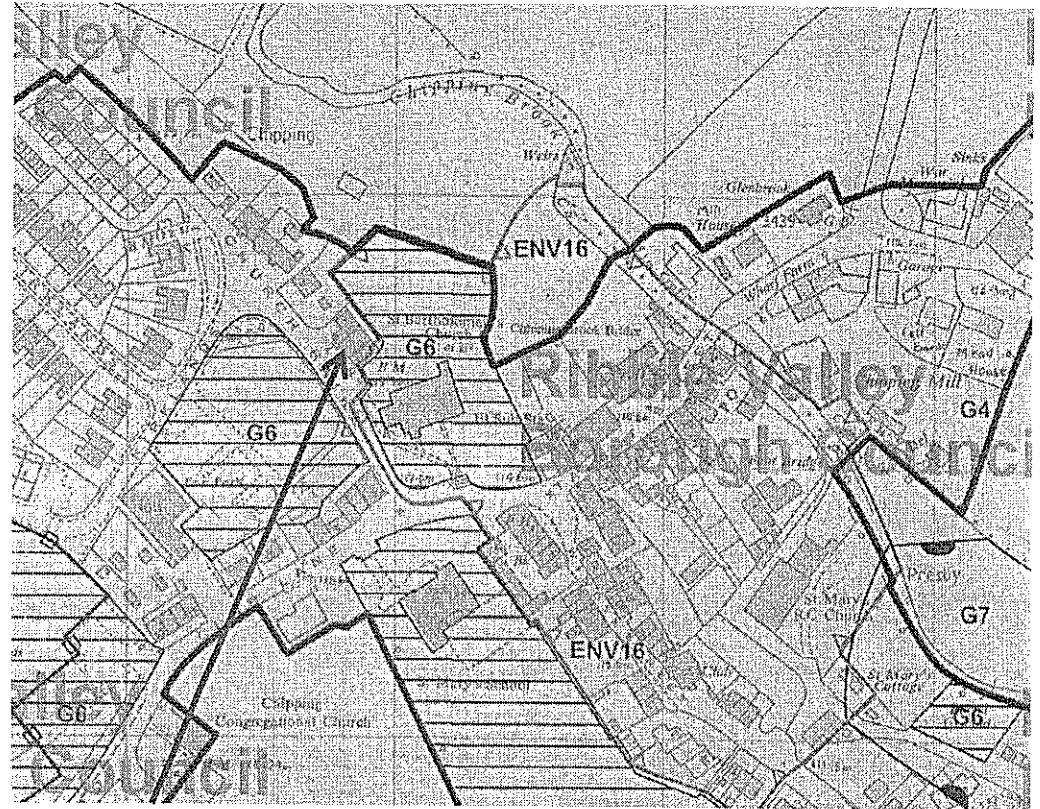
Opportunities of the site:

- Opportunity to introduce renovate a dwelling which will preserve and enhance the historic character of the building and is in keeping with the surrounding area
- To provide a functional and sustainable dwelling in a sustainable location within the village

Location Maps



Location of site in Chipping (marked by blue dot)



Extract from Local Plan Proposals Map - location of site within the village boundary but outside the Conservation Area

Statement of Significance 2.0

The Heritage Asset - Significance

The property lies within the small village of Chipping. The listing of the property is as follows:

Pair of cottages, formerly one house, C17th, altered. Sandstone cobbles with slate roof. 2 storeys with attic. Each cottage now of one bay with modern windows having fragments of C17th surround. The doors are paired centrally with plain stone surrounds, No. 2 (to the right) having a modern porch. On both floors is a continuous drip course, each rising over 4 openings or former openings. On the 1st floor the 2 central windows are blocked, on the ground floor the 2 central windows are replaced by doors. At the far left is a blocked door on the ground floor and a small blocked window on the 1st floor. Gable chimneys.

The properties have been significantly altered over time - both now have modern front porches. It also appears that number 6 Church Raiké is a modern unlisted addition to the building. The building forms a solid stone frontage onto Church Raiké adjacent to St Bartholomew's Church.

Impact on the Heritage Asset

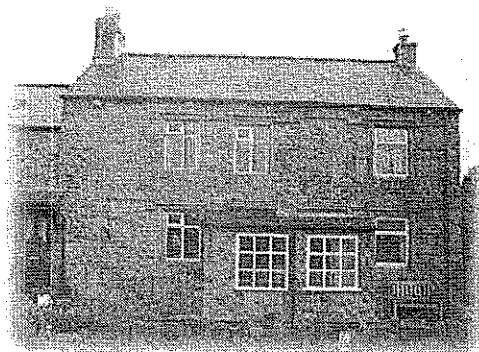
The proposed alterations to the Listed Building now appear minor in the context of what has already been carried out on the property. The introduction of two rooflights and vents on the rear elevation which are introduced flush with the slate will not constitute a detrimental feature on either the building or on Church Raiké but will rather be a complimentary alteration to the building which will ensure its continued use and viability.

The proposals have been designed in such a way as to preserve and enhance the streetscene and surrounding area and in particular St Bartholomew's Church. The altered property will not harm the historical, architectural and or visual heritage of the Listed Building. It is considered that the proposals will not have a significant impact on the character of the site and will cause no harm to the character, visual amenity and appearance of the Conservation Area.

It is concluded that the proposed use of and alterations to the Listed Building will have no detrimental effect on the significance of the heritage asset, its authenticity or integrity.

Also in more general visual terms, the effect on the setting of the site on the adjacent Chipping Conservation Area will be negligible.





The Chipping Conservation Area Appraisal indicates that of special interest to justify the designation of the Chipping Conservation Area is 'St Bartholomew's Church and churchyard, including sundial, stone boundary wall and steps'

The last application (3/2012/0568) which included rooflights in the front roof slope was refused on the following grounds:

The proposal has an unduly harmful impact upon the character and significance of the listed building, the setting of St Bartholomew's Church (Grade II listed) and the character and appearance of Chipping Conservation Area because the proposed roof lights are conspicuous, incongruous and visually intrusive in the otherwise unbroken and prominent roof slope.*

It is for this reason that the rooflights in the current proposal have been reduced from three to two, set flush with the slate and are located on the rear roof slope where it is considered the visual impact is reduced, the integrity of the Listed Building is maintained and a precedent has already been set for such additions.

National Planning Policy Framework

In terms of the relevant heritage and conservation policy in the NPPF against which the proposal is assessed the NPPF, at paragraph 126, advises:

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance

In accordance with paragraph 131 of the NPPF the proposed use and alterations to the Listed Building will ensure the property is put to a viable economic use consistent with its conservation and the continued use of the building as a heritage asset making a positive contribution to the vitality and viability of the local community.

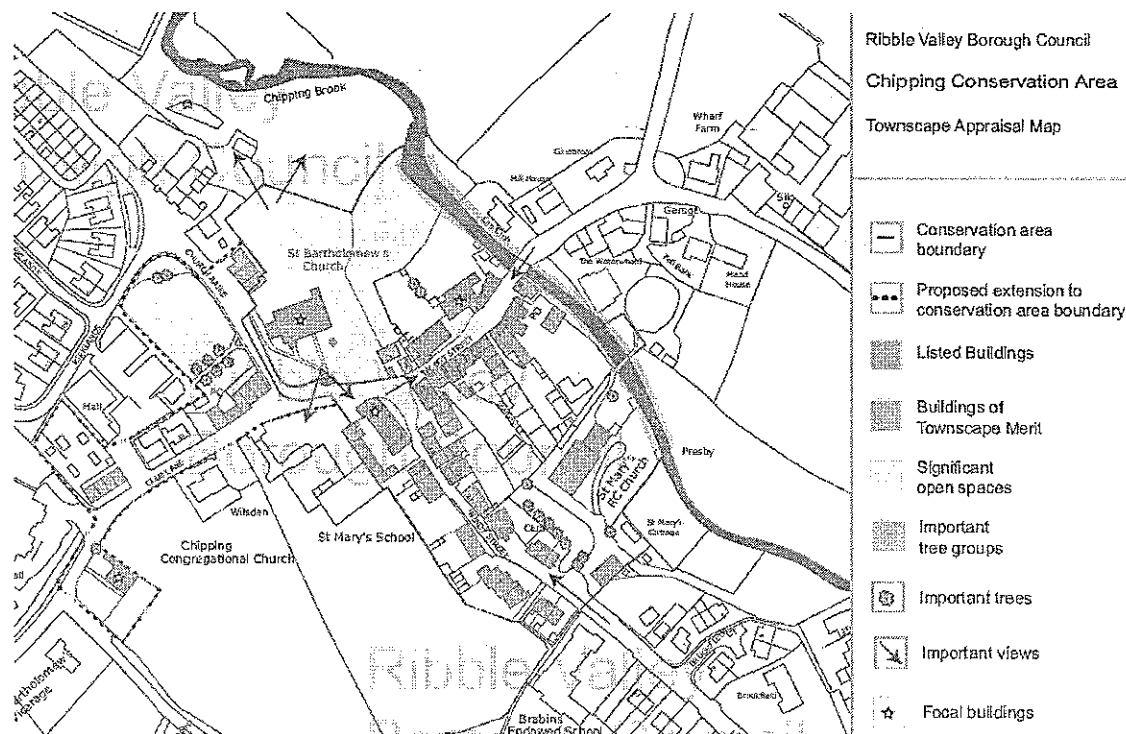
The role of planning in this regard is to deliver sustainable development and conserve England's heritage assets, including 'securing optimum viable use.'

It is believed that the above criteria are the issues against which the proposed development should be assessed.

Conservation Area 2.0



View of buildings along Church Raiké



Chipping Conservation Area

The Conservation Area is composed of two streets, Talbot Street and Windy Street, which meet at a spacious junction which forms a 'village square' in front of The Sun Inn just below the brow of a hill rising from Chipping Brook. Just west of this junction St Bartholomew's Church stands on an elevated platform bounded by a tall sandstone retaining wall with triangular coping and a flight of nine wide stone steps (listed grade II). The Conservation Area is characterised by stone buildings of traditional construction dating from late 17th to early 19th Century. The application property lies just outside the Conservation Area.

Use

The application site is currently occupied by a two storey stone building with an attic in the roof space. The building was originally one but has been converted to two residential cottages nos. 2 and 4 Church Raikie. No. 2 Church Raikie has two small windows in the gable elevation giving light to the room in the attic space. No. 4 has one small window in the west gable elevation. As the property is being renovated to provide habitable space in the attic room more light is required in that room than can be provided by the single small window. The current proposal, therefore seeks approval for two conservation style (Lumen) roof lights in the rear (east) slope of the roof.

The property is used for residential purposes and the renovation of the second floor and the addition of natural light will improve the vitality and viability of the living space. Also proposed are roof vents which will lie flush in the roof slope and replacement timber windows.

The site is within walking distance of community facilities and is highly accessible for all residents and visitors.

Amount

All three floors of the existing building will be used for residential purposes. The proposed alterations are considered appropriate for the Listed Building and suitable for the site.

Scale

The proposed scale of the alterations and continued use of the property for residential purposes will maintain the vitality and viability of the building in the village but will not harm the living environment for surrounding residential properties.

Although the property is not located in the Chipping Conservation Area its amenity value and importance in the streetscene and in the context of St Bartholomew's Church is recognised in this revised proposal. However, the interior has over the years been subdivided into smaller spaces and this will be refurbished in a manner appropriate to the Listed status of the building.



View of the facade of the premises onto Church Raikie

Access 4.0

Access

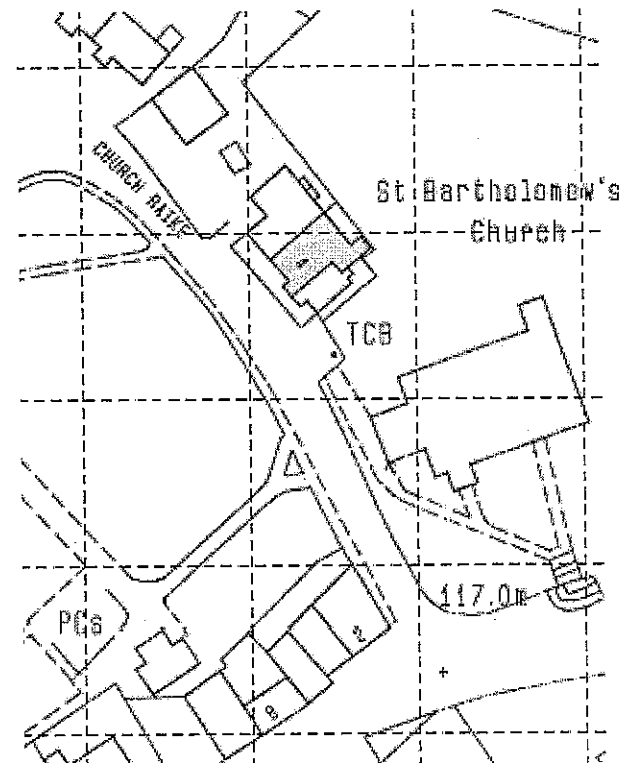
The main pedestrian access is taken directly from Church Raiké which is the primary adopted road. This route into the scheme is accessible but secure at the same time.

Although there is not a specific wheeled only link provided, cyclists are able to use the highway as a means of accessing the site. They can also gain access to the wider cycle network around Chipping and the surrounding area.

Emergency vehicle movements to the site have been taken into consideration and will remain unchanged.

Parking

Car parking in the surrounding area is mainly provided on street. The proposed development does not currently provide on site car parking spaces and this will remain unchanged. This is considered acceptable in this location in a village centre.



Location of site & surrounding streets

Summary

This statement has been prepared to accompany an application for Listed Building consent at 4 Church Raikes.

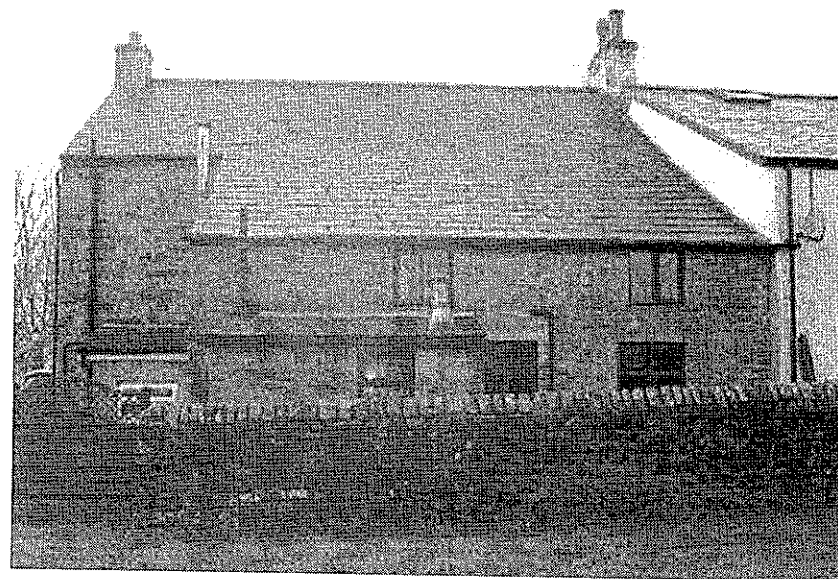
The proposal fully complies with national and local guidance and considers the advice contained within the CABE document and other recommended publications.

It is considered the proposed alterations will preserve and enhance a local building within the village centre.

In summary, we consider the proposal will create a sustainable, non-intrusive, safe and secure use that merits the support of Ribbles Valley Council.



Proposed rear elevation drawing



View of the rear elevation

320120757P

Date : 24 January 2012

Ref : 11100/PJS



**PROPOSED INSTALLATION OF NEW ROOFLIGHTS & REPLACEMENT WINDOWS AT 4
CHURCH RAIKE, CHIPPING. PR3 2QL**

HERITAGE STATEMENT TO SUPPORT APPLICATION

Site Location

4 Church Raiké is located close to the centre of Chipping Village, to the west of St. Bartholomew's Church, on the east side of the road which leads out of the village to the north. The property is the middle dwelling of a terrace of three dwellings, nos. 2, 4, & 6 Church Raiké. The property is on the edge of the Chipping Conservation Area.

Property Description

The property is a Grade 2 Listed Building. It is a three storey property (2no full storeys, and additional accommodation in the roof space) The property was listed in 1983. The following is the listing text :

Pair of cottages, formerly one house, C17th, altered Sandstone cobbles with slate roof. 2 storeys with attic. Each cottage now of one bay with modern windows having fragments of C17th surround. The doors are paired centrally, with plain stone surrounds, No. 2 (to the right) having a modern porch. On both floors is a continuous drip course, each rising over 4 openings or former openings. On the 1st floor the 2 central windows are blocked, on the ground floor the 2 central windows are replaced by doors. At the far left is a blocked door on the ground floor and a small blocked window on the 1st floor. Gable chimneys

The above description appears to be incorrect, in that there is also a modern porch on the front of no. 4, which has presumably been added since the listing description was prepared.

Proposed Works

The proposed works are firstly to install three rooflights, and secondly to replace existing windows.

The proposed roof lights are located to the rear of the dwelling, at second storey level, to provide natural light to the existing second storey room. The rooflights will be "conservation" style rooflights, "Velux GVA", or equal approved, and will sit flush to the roof plane, so as to be visually un-intrusive.

The existing windows are a mix of styles, some being painted timber, primarily to the front of the property, and some being stained / varnished timber, on the rear of the property. A number of the windows are in poor condition, with rotten frames, particularly the cills.

Justification for the proposal

As noted above, the proposed roof lights are located on the rear of the property, at second storey level. They are roof lights which are intended for use in historic buildings, in situations such as this, and which are intended to be fitted flush to the roof plane. The roof lights will be as visually un-intrusive as possible, and will not effect the overall character of the building.

Partners: P. John Smalley BA(Hons) DipArch(Manc) RIBA
Russell P. Woods BSc.(Hons) Architectural Technology
Associate: Richard T. Hutton BA(Hons) DipArch(Manc) RIBA

2 The Studios, 318 Charley Old Road, Bolton, BL1 4JU



INVESTOR IN PEOPLE



good and tillotson

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info@goodandtiltson.co.uk

In the "Chipping Conservation Area Appraisal", produced by Ribble Valley B.C., one of the items noted as a "threat" to the Conservation Area is the use of "inappropriate materials" for windows within the area. As noted above the windows at the rear of the property are stained / varnished timber, which is noted as an example of this occurrence. The replacement of the windows offers an opportunity to replace them with white painted timber window frames, which is noted in the document referred to as the preferred finish for windows within the Conservation Area.

Conclusion

In conclusion it is suggested that the proposed works to the property will have no adverse visual effect on the property, and, in terms of the window frames, offers the opportunity to bring it more in to line with the Council's preferred finish for window frames in the area

Good & Tillotson

24.01.12

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 All discrepancies between information shown on the drawings and the information in the specification to be referred to the architect prior to proceeding.

All component sizes and references to be checked prior to ordering of materials.

Positions and designation (i.e. combined, surface water or foul) of existing drain runs on site are to be checked / confirmed by the building contractor prior to commencement of any drainage works. Any existing drains, to which additional connections are to be made, are also to be checked as necessary to ensure that they are suitable to accommodate additional capacity and the type of effluent being connected.

All relevant boundary positions to be checked prior to proceeding




REAR ELEVATION

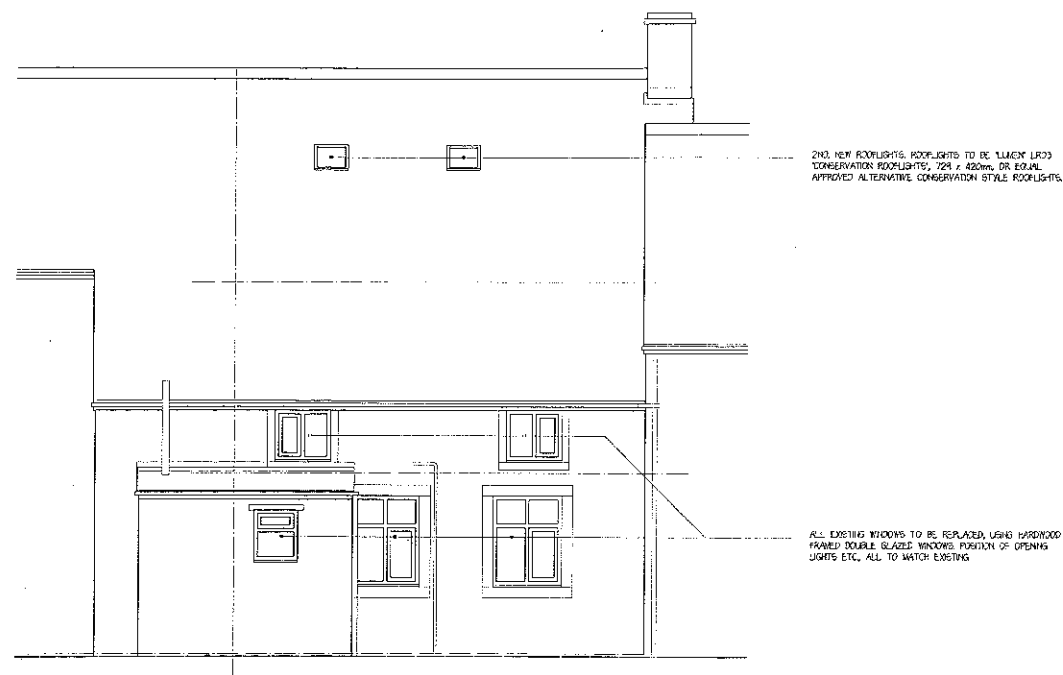


FRONT ELEVATION TO CHURCH RAIKE

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Rev	Revision	Int.	Date
<div> <div>  <div> Good & Tillotson Chartered Architects 2 The Studios 318 Chorley Old Road Bolton BL1 4JU Tel : 01204 497700 Fax : 01204 457776 E-mail : info@goodandtillotson.co.uk Web : www.goodandtillotson.co.uk </div> </div> </div>			
Client		Mr W Bailey	
Project		4 Church Rake Chipping Preston PR3 2QL	
Drawing		Elevations as Existing	
Project No.		Drawing Number Drawing Revision	
11100		01	
		Date : 23rd November 2011 Drawn : P.J.S. Scale : 1:50 @ A1 / 1:100 @ A3	
		RIBA Chartered Practice	

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 All relevant boundary positions to be checked prior to proceeding



REAR ELEVATION



FRONT ELEVATION TO CHURCH RAKE

320120757 P

A	Number & style of rooflights amended	P.J.S.	09.08.12
Rev	Revision	Int	Date
Good & Tillotson Chartered Architects 2 The Studios, 318 Chorley Old Road Bolton BL1 4JU Tel : 01204 497700 Fax : 01204 497776 E-mail : info@goodandtiltson.co.uk Web : www.goodandtiltson.co.uk			
Client: Mr W Bailey			
Project: 4 Church Rake Chipping Preston PR3 2QL		RIBA Chartered Practice	
Drawing: Elevations as Proposed		Date: 17th January 2012 Drawn: P.J.S. Scale: 1:50 @ A1 / 1:100 @ A3	
Project No: 11100	Drawing Number: 02	Drawing Revision: A	