



RIBBLE VALLEY
BOROUGH COUNCIL

03 SEP 2012

FOR THE
ATTENTION OF

Reception

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120792 P

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: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of Proposed Work

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

REPLACEMENT OF WOOD FRONT DOOR AND TWO SIDE PANELS
WITH A UPVC FRONT DOOR AND SIDE PANEL/S.

UPVC MATERIAL COLOUR TO BE AN ANTIQUE OAK WOODGRAIN EFFECT,
IE, THE SAME AS THE OTHER WINDOWS AND DOORS AT THE PROPERTY.

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: **HOODER BANK**

Address 1: **HOODER COURT**

Address 2: **KNOWLES BROW**

Address 3:

Town: **STONYHURST**

County: **LANCASHIRE**

Postcode (optional): **BB7 9PP**

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

Easting: Northing:

Description:

SURVEY MAP REF. SD 7039 NW

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
LISTED BUILDING CONSENT FOR 19 WINDOWS / 2 DOORS	3/2006/0278

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:

I HAVE TICKED 'NO' AS I HAVE NOT TOLD ALL OUR NEIGHBOURS, JUST THOSE I HAVE SEEN LATELY, THOSE I HAVE TOLD HAVE NO OBJECTIONS.

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 ☐ Yes ☒ No
(c) related to a member of staff ☐ Yes ☒ No
(d) related to an elected member ☐ Yes ☒ No

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	FRONT DOOR AND SIDE PANELS - WOOD	FRONT DOOR AND SIDE PANEL(S) - UPVC ANTIQUE OAK WOODGRAIN EFFECT	☐	☐
Ceilings			☒	☐
Internal walls			☒	☐
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:

REF A / REF B

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)?

--

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 ☒ 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):

REF A / REF B

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:

03/09/2012

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:

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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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03/09/2012

(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):

--

--

Country code:

Fax number (optional):

--

--

Email address (optional):

--

18. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

--

--

--

Country code:

Mobile number (optional):

--

--

Country code:

Fax number (optional):

--

--

Email address (optional):

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19. Site Visit

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

☐ 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☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

--

Telephone number:

--

Email address:

--

***Hodder Bank, Hodder Court, Knowles Brow, Stonyhurst,
Clitheroe, Lancashire, BB7 9PP
Tel: 01254 826620***

320120792 P

Planning Department
Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA

3rd September 2012

Dear Sir or Madam,

Please find enclosed an application for listed building consent for the replacement of a front door and two side panels with a UPVC front door with side panel (s) in an antique oak woodgrain effect at Hodder Bank

Whilst considering our application we would appreciate it if you could bear in mind the following points

There are two other external doors at Hodder Bank and these are also in UPVC in an antique oak woodgrain effect, as are the windows at the property. We chose UPVC as a material as opposed to wood for ease of maintenance; having UPVC windows was a way of keeping the windows looking 'fresh' and in good repair. The UPVC doors and windows at Hodder Bank were installed in 2000 at the same time as the front door. Our UPVC windows and UPVC doors are still in perfect condition, however since the year 2000 we have had to replace the front door twice. We have now decided for ease of maintenance and for general aesthetic appearance that we would like to have a UPVC front door and side panel (s) to match the rest of the doors and windows at Hodder Bank

Hodder Bank is not the only property at Hodder Court to have UPVC windows and doors. White UPVC windows and doors are already established at the front and rear of Flats 1 to 4 Hodder Court. Our windows and the two doors which are in UPVC are of an antique oak effect, which makes them appear to be natural wood. Our house is also of a modern construction and appearance, as it was built around 1927, and there is no stonework or original features at all on our property.

Thank you very much for your attention in this matter, I hope to hear from you soon

Yours faithfully,

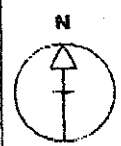


Darren Turner

706



TITLE NUMBER
LA868706



LANCASHIRE : RIBBLE VALLEY

r and

SURVEY MAP REFERENCE:

SD7638NW

SCALE 1:1250 Enlarged from 1:2500

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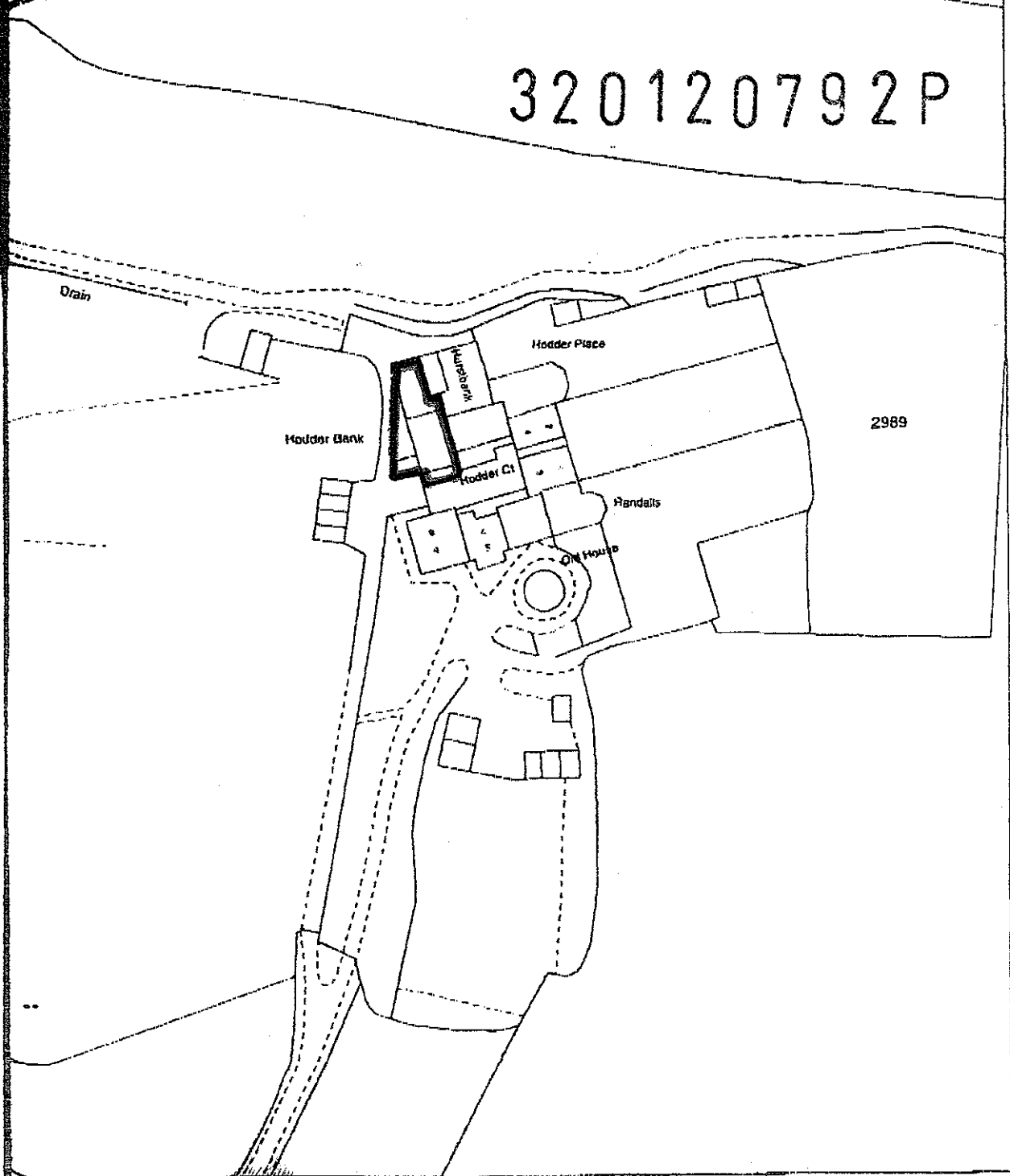
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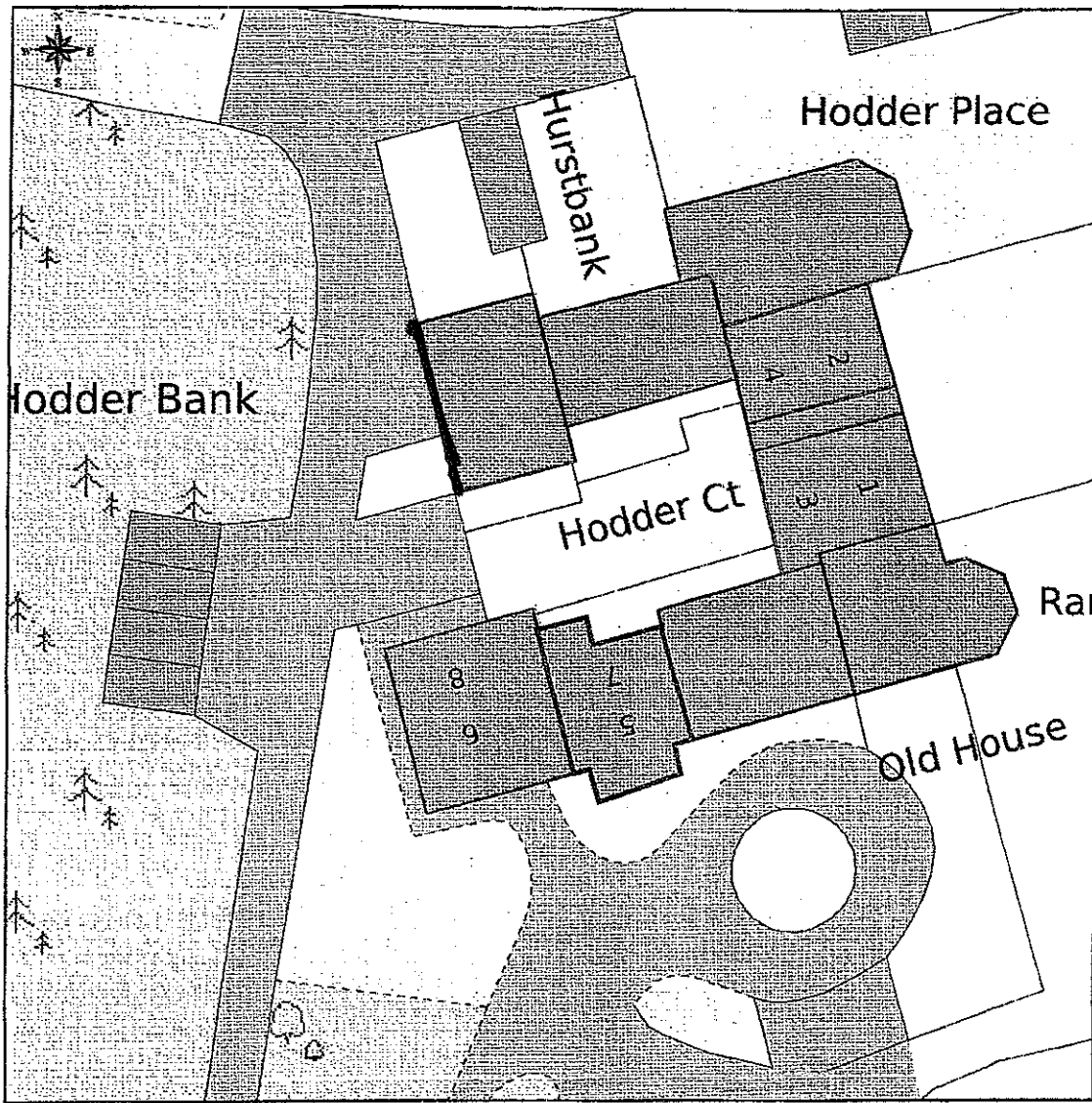
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0m 10m 20m 30m

Scale: 1:500, paper size: A4



320120792P

PROPOSED TYPE OF FRONT DOOR AND SIDE PANELS IN UPVC WOODGRAIN ANTIQUE OAK EFFECT (STYLE OF FRONT DOOR MAY VARY AND WE MAY OPT FOR ONE SIDE PANEL RATHER THAN TWO, BUT ESSENTIALLY WE ARE REQUESTING LISTED BUILDING CONSENT FOR A UPVC FRONT DOOR AND SIDE PANEL(S) IN AN ANTIQUE OAK WOODGRAIN EFFECT TO MATCH THE OTHER WINDOWS AND DOORS ALREADY INSTALLED.



FRONT ELEVATION OF PROPERTY

320120792P



THE PROPOSED FRONT DOOR AND SIDE PANEL(S) ARE TO BE IN AN ANTIQUE OAK EFFECT UPVC, IE, THE SAME MATERIAL AS THE OTHER WINDOWS AND TWO DOORS ALREADY INSTALLED AT THE PROPERTY. PLEASE NOTE ALSO TO THE RIGHT OF HODDER BANK, THE PRESENCE OF WHITE UPVC WINDOWS AND DOOR AT FLATS 1 TO 4 AT HODDER COURT.

Design & Access Statement

320120792P

Process

In making this planning application we have considered a number of factors for the proposed replacement of the current wood framed door and side panels to that of an antique oak woodgrain effect UPVC door and side panel(s).

Character: None of the external doors in Hodder Court are uniform or original feature doors belonging to the original historical property. The property was developed in the early 1980's from a derelict site and the developer used a combination of different types of door within the development. There are white UPVC framed glass doors giving front and rear access to Flats 1 – 4 Hodder Court, (they also have white UPVC framed windows) whilst the remainder of the dwellings have a mix of solid wood doors and modern wooden framed glass doors. All of the external doors are commercially available and have no historical or authentic appearance pertaining to a property of historical interest or indeed that of an old school.

Existing features: All the windows at Hodder Bank are of an antique oak woodgrain effect UPVC construction except for the wood framed front door and side panels. The property already has two existing antique oak woodgrain effect UPVC doors and side panels giving access to the courtyard and balcony.

Durability: Since the mass felling of the fir trees adjacent to Hodder Bank, by Stonyhurst College Estates, the now 'open landscape' around the rugby field has subjected the front elevation of the house where the front door is situated, to the elements and we have noticed a distinct acceleration of weather damage/degradation to the front door and its frame. The existing antique oak woodgrain effect UPVC windows and doors are not weathered and look as good as the day they were installed.

Aesthetic Appeal: Modern manufacturing processes now produce better quality and realistic looking woodgrain effect UPVC doors. Our proposed door would, we feel, add a positive aesthetic look to the property. There is also the added security features and durability of the modern door to consider.

Use The use will remain the same as the main point of entry to the property.

Amount N/A

Layout The existing layout consists of a door and two side panels; the Application is also for a door and either one or two side panels.

Scale We do not intend to alter the scale of the existing opening.

Landscaping N/A

Appearance We are proposing to replace the existing hardwood door and panel framework with an antique oak UPVC woodgrain effect door and panel framework. This material is in keeping with the rest of the building in terms of appearance and will match the other windows and doors at the property. There are already UPVC windows and doors at other properties at Hodder Court.

Access N/A

Hodder Bank was built around the year 1927, it is built on three levels and was originally the infirmary for the preparatory school which occupied the other buildings at Hodder Court. After the preparatory school closed, the buildings at Hodder Court became derelict until they were converted into living accommodation in the 1980s. The external finishes such as the render to Hodder Bank are consistent with an early to mid 1980's date. Unlike the other properties at Hodder Court, Hodder Bank is mainly constructed of brick work and breeze block. The external joinery is of UPVC double glazed windows and doors in an antique oak woodgrain effect apart from the front door and side panels which are in wood.

MAP1 and MAP2 are current Ordnance Survey maps of Hodder Court. MAP3 is a Ordnance Survey map showing the location of Hodder Court in the 1950s (unfortunately this map does not show the building outline). MAP4 and MAP5 are Ordnance Survey maps of Hodder Court in 1884-92. As is evidenced from MAP4 and MAP5, Hodder Bank did not exist at that time. MAP6 shows the 1884-92 Ordnance Survey map superimposed over the current Ordnance Survey map, and you can see that the end of the original building must have been demolished as this overlaps partly where Hodder Bank was later built.

The buildings at Hodder Court became listed as Grade II in November 1983. The listing description is quite specific by referring to the site as 'Late C18th with early C19th additions and later C19th extensions'. The listing description continues to mention other significant features of the original building in great detail. Hodder Bank however was built in the 20th Century and no part of either Hodder Bank or its neighbour Hurst Bank are mentioned in the listing. As for its position, Hodder Bank is sited at the back of Hodder Court and as such has no impact upon the fabric or setting of the original preparatory school.

This Application is for consent to replace the front door and side panels at Hodder Bank with a UPVC front door with side panel (s) in an antique oak woodgrain effect. There are two other external doors at Hodder Bank and these are also in UPVC in an antique oak woodgrain effect, as are the windows at the property. We chose UPVC as a material as opposed to wood for ease of maintenance; having UPVC windows was a way of keeping the windows looking 'fresh' and in good repair. In addition as the property is three storey and substantially high in comparison with other three storey buildings it would be difficult to restrain the wood every few years as you would need scaffolding. The UPVC doors and windows at Hodder Bank were installed in the year 2000 at the same time as the front door. The UPVC windows and UPVC doors are still in perfect condition, however since the year 2000 the front door has had to be replaced twice. For ease of maintenance and for general aesthetic appearance we would like to have a UPVC front door and side panel (s) to match the rest of the doors and windows at Hodder Bank.

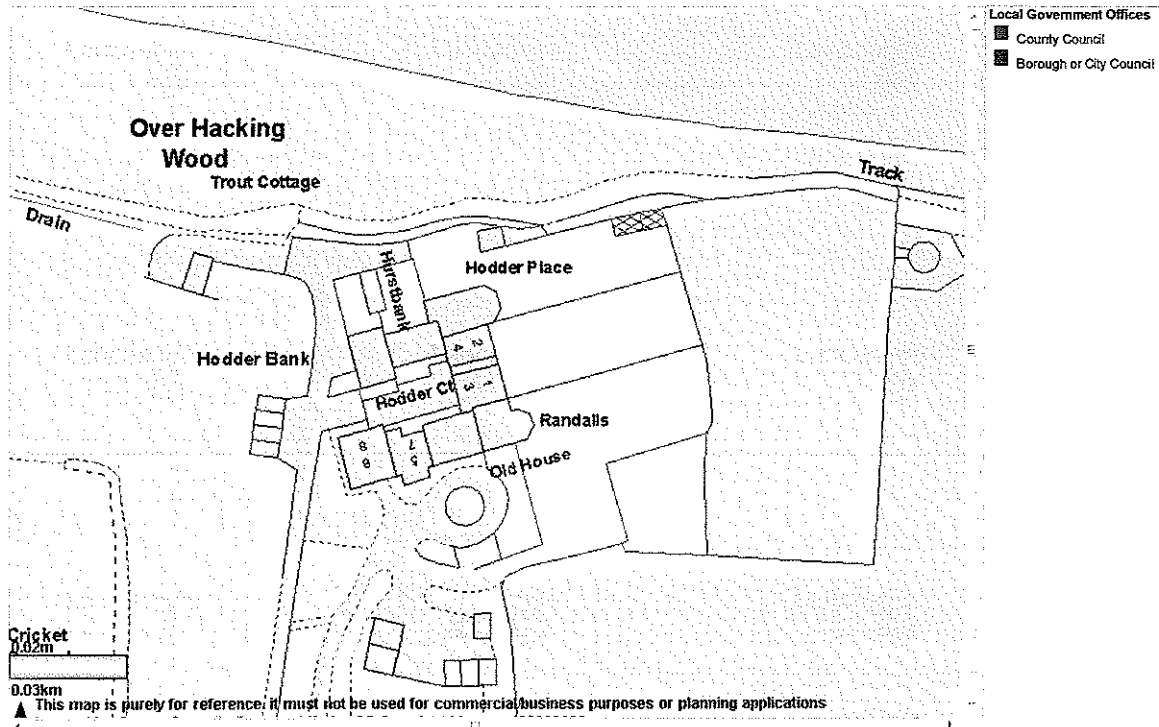
Hodder Bank is not the only property at Hodder Court to have UPVC windows and doors. White UPVC windows and doors are already established at the front and rear of Flats 1 to 4 Hodder Court. The windows and the two doors at Hodder Bank which are in UPVC are of an antique oak woodgrain effect, which makes them appear to be natural wood. Hodder Bank is also of a modern construction and appearance and there is no stonework or original features at all on the property. The replacement door and panel (s) in UPVC will have a positive impact on the property as it will match the other windows and doors and is also in keeping with the modern appearance of the building. It will have little impact on Hodder Court itself as the other buildings at Hodder Court already have a mixture of different materials in their external joinery including UPVC.

MAP1



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Map Hodder Court

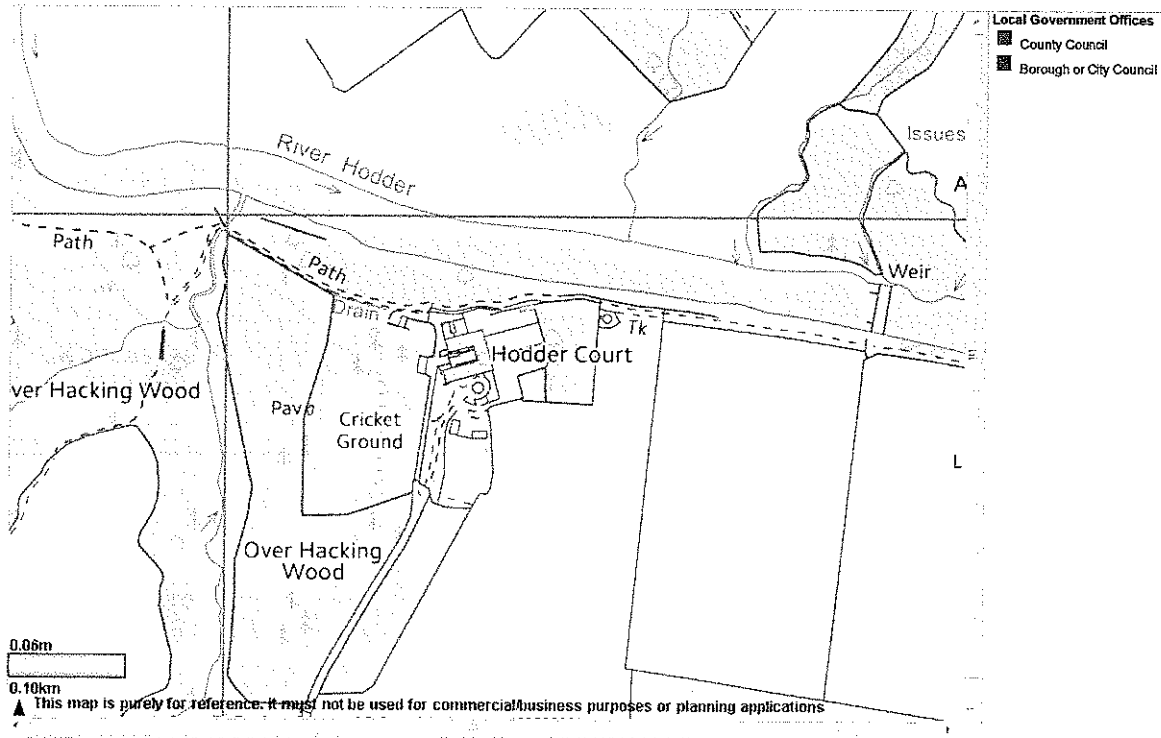


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MAP 2

Lancashire County Council
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Map Hodder Court



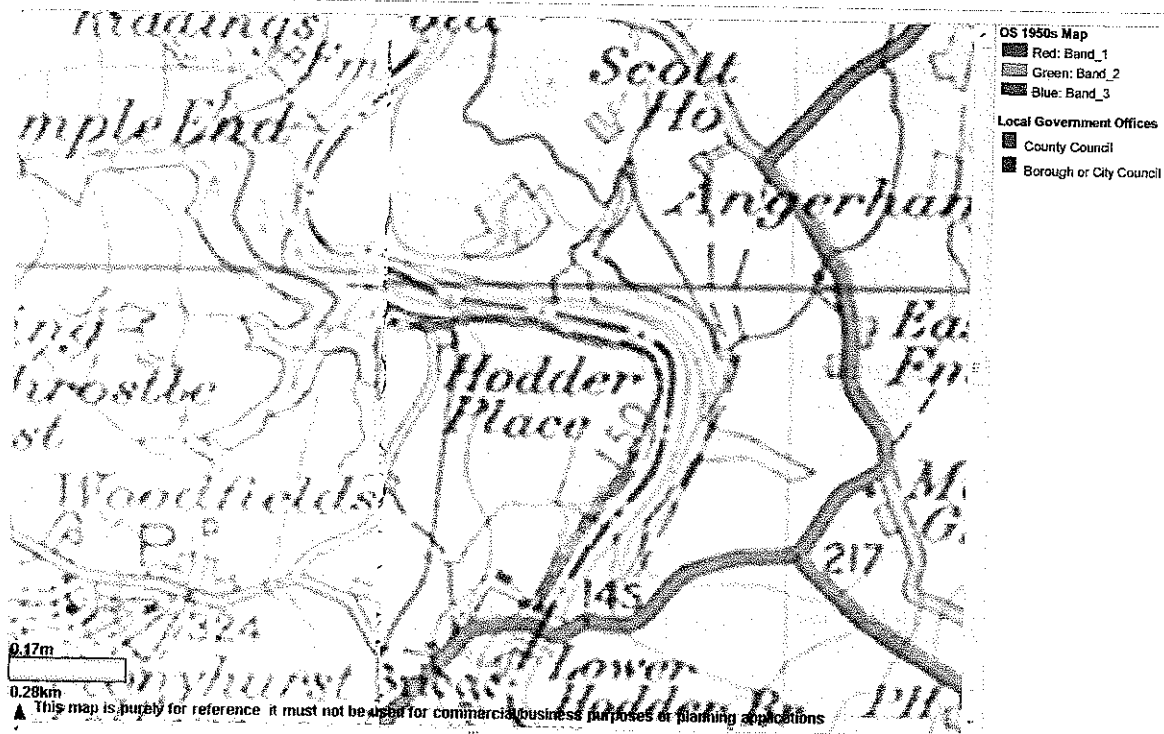
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MAP 3



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1950s map



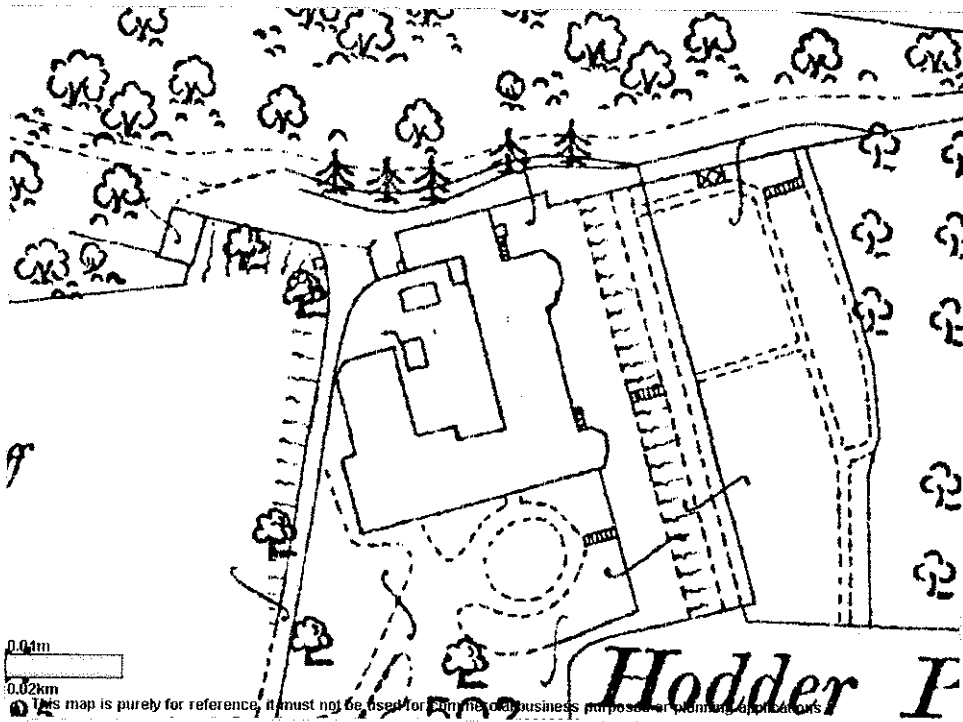
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MAP 4



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Map First Edition Surveyed 1884-92



OS First Edition 1:2 500

Red: Band_1
Green: Band_2
Blue: Band_3

Local Government Offices

County Council
Borough or City Council

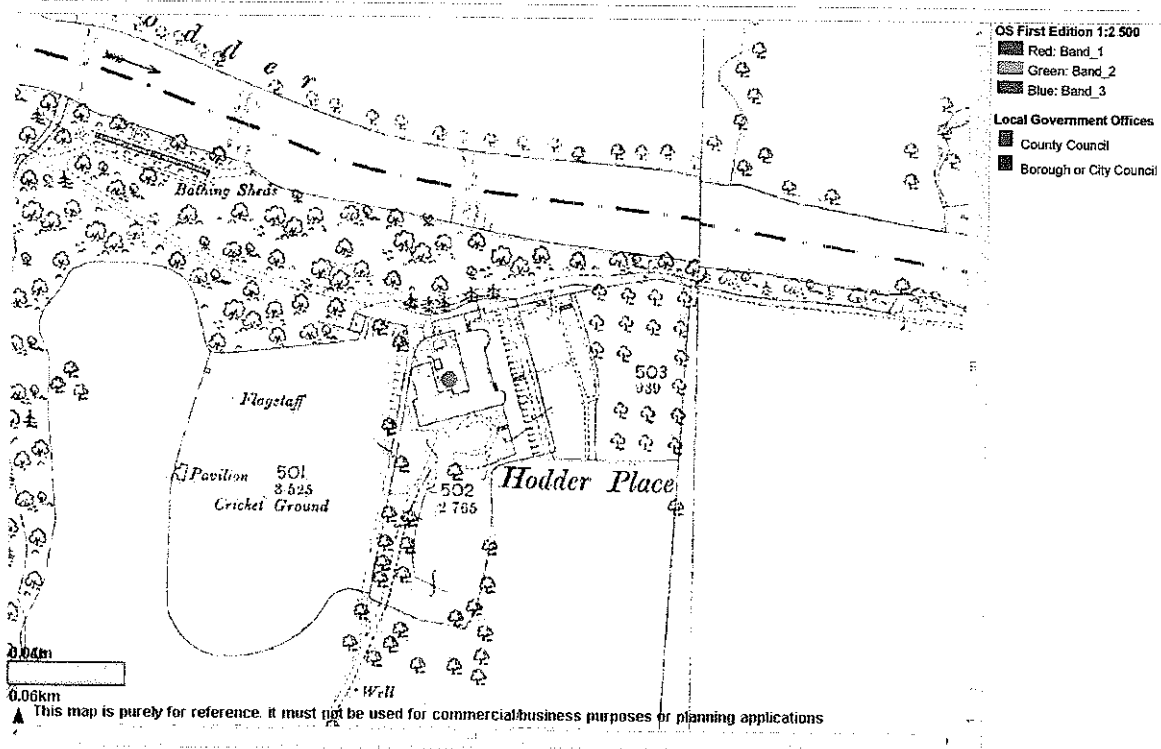
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MAP5



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First edition surveyed 1884-92



320120792P

MAP 6

320120702P

Find

Address Search: Postcode