



RIBBLE VALLEY
BOROUGH COUNCIL

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

14 SEP 2012

FOR THE
ATTENTION OF

For office use only

Application No: 020120822P

Date received

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: [] First name: []
Last name: []
Company (optional): **DIocese OF BLACKBURN**
Unit: [] House number: [] House suffix: []
House name: **CHURCH HOUSE**
Address 1: **CATHEDRAL CLOSE**
Address 2: []
Address 3: []
Town: **BLACKBURN**
County: **LANCASHIRE**
Country: []
Postcode: **BB1 5AA**

2. Agent Name and Address

Title: **MR** First name: **MICHAEL**
Last name: **LOMAX**
Company (optional): **ABBOTT & LOMAX LTD**
Unit: **136** House number: [] House suffix: []
House name: []
Address 1: **GLENFIELD PARK BUSINESS**
Address 2: **CENTRE, PHILIPS ROAD**
Address 3: []
Town: **BLACKBURN**
County: **LANCASHIRE**
Country: []
Postcode: **BB1 5PF**

3. Description of Proposed Work

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

**TAKE DOWN & REBUILD FRONT ELEVATION WALL ABOVE
1st FLOOR WINDOW LINTOLS.**

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: **ST. MARYS VICARAGE**

Address 1: **17 CHURCH STREET.**

Address 2:

Address 3:

Town: **CLITHEROE**

County: **LANCASHIRE**

Postcode (optional): **BB7 2DD.**

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

Easting: Northing:

Description:

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:

8. Authority Employee / Member

With respect to the Authority, I am:

Do any of these statements apply to you?

(a) a member of staff

(b) an elected member

☐ Yes ☒ No

(c) related to a member of staff

(d) related to an elected member

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	DRESSED STONE	EXISTING STONE TO BE RE-USED	☐	☐
Roof covering			☒	☐
Chimney			☒	☐
Windows			☒	☐
External doors			☒	☐
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:

REPORT B1852 /MJC /cd DATED 1ST MAY 2012
PLANNING /HERITAGE STATEMENT.

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):

--

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:

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:

--

--

--

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):

--

<i>L. J. Jones</i>

07.09.2012

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

--

--

--

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:

--

01254 278495

--

Country code:

Mobile number (optional):

--

--

Country code:

Fax number (optional):

--

--

Email address (optional):

--

19. Site Visit

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



If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)



If Other has been selected, please provide:

Contact name:

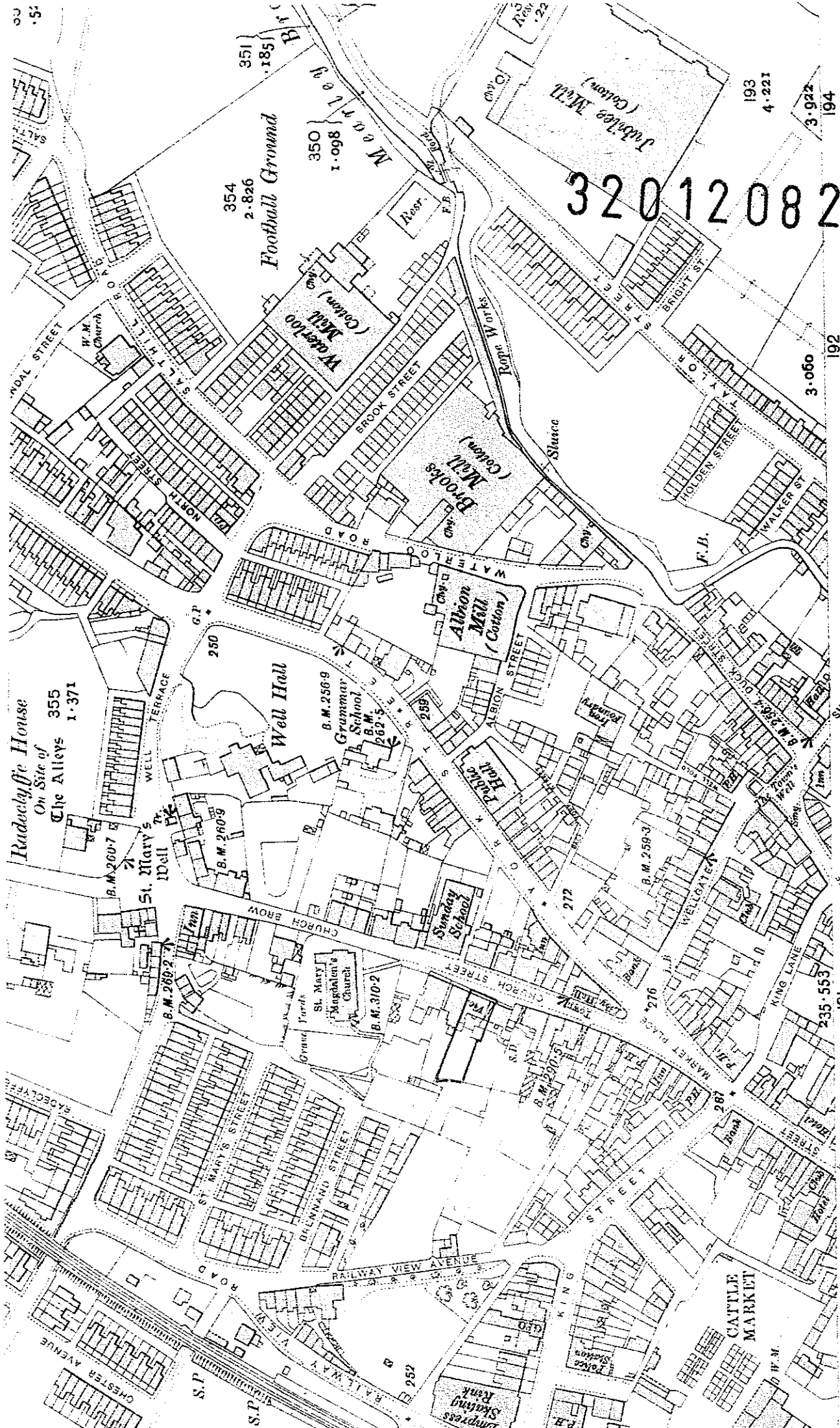
Telephone number:

--

--

Email address:

--



320120822P

COLLYER

Scale, 2500 being 25.394 inches to a Statute Mile or 208.33 Feet to One Inch.

Links 100 0 500 1000 1500

PLANNING/HERITAGE STATEMENT FOR
PARTIAL RECONSTRUCTION OF THE STONE
FRONT ELEVATION WALL AT
ST MARY'S VICARAGE, 17 CHURCH STREET
CLITHEROE. BB7 2DD

1.0 **Site Location**

The Vicarage is located to the West side of Church Street in the centre of Clitheroe, as shown on the historical maps enclosed in Appendix I

2.0 **Use/Description**

The Vicarage is a mid to late 18th century town house constructed of squared limestone walling with a slated roof. The main part of the facade is a symmetrical composition of 2 storeys with a stone arch on the left hand gable corner forming an access passage to the rear of the property. The windows are sashed with plain stone surrounds. The central door has 4 inlaid panels with 2 small glazed panels at the top and a decorative stone surround with stone plinth over. The surrounding properties are a mix of residential and commercial units of a similar age and varying styles. (see photographs in Appendix II)

3.0 **Amount of Development**

It is proposed to take down a section of the existing defective stone wall from eaves level down to 1st floor window head level in order to correct the outward movement of the wall as described in our report reference B1852/MJL/cd dated 1st May 2012 and contained in Appendix III of this statement, and reconstruct the wall reusing the existing stone to match the existing wall below.

4.0 **Layout Scale and Appearance**

To safeguard the Historic integrity of the building it is proposed to rebuild the wall using the original stone so that the finished reconstruction is unchanged in appearance from the original.

The remedial/repair work will therefore have no detrimental impact on the character and appearance of the listed building.

5.0 **Access and Landscaping**

Access and landscaping will be unaffected in the long term; an access scaffold will however be required to facilitate the works. As the property features a stone flagged garden frontage, this scaffold can be largely constructed within the site boundary of the property and should not require a closure of the footpath.

320120822P

Appendix I

Historical Maps

THE 1789 PRELIMINARY ELECTION, viz. —

INDEPENDENT

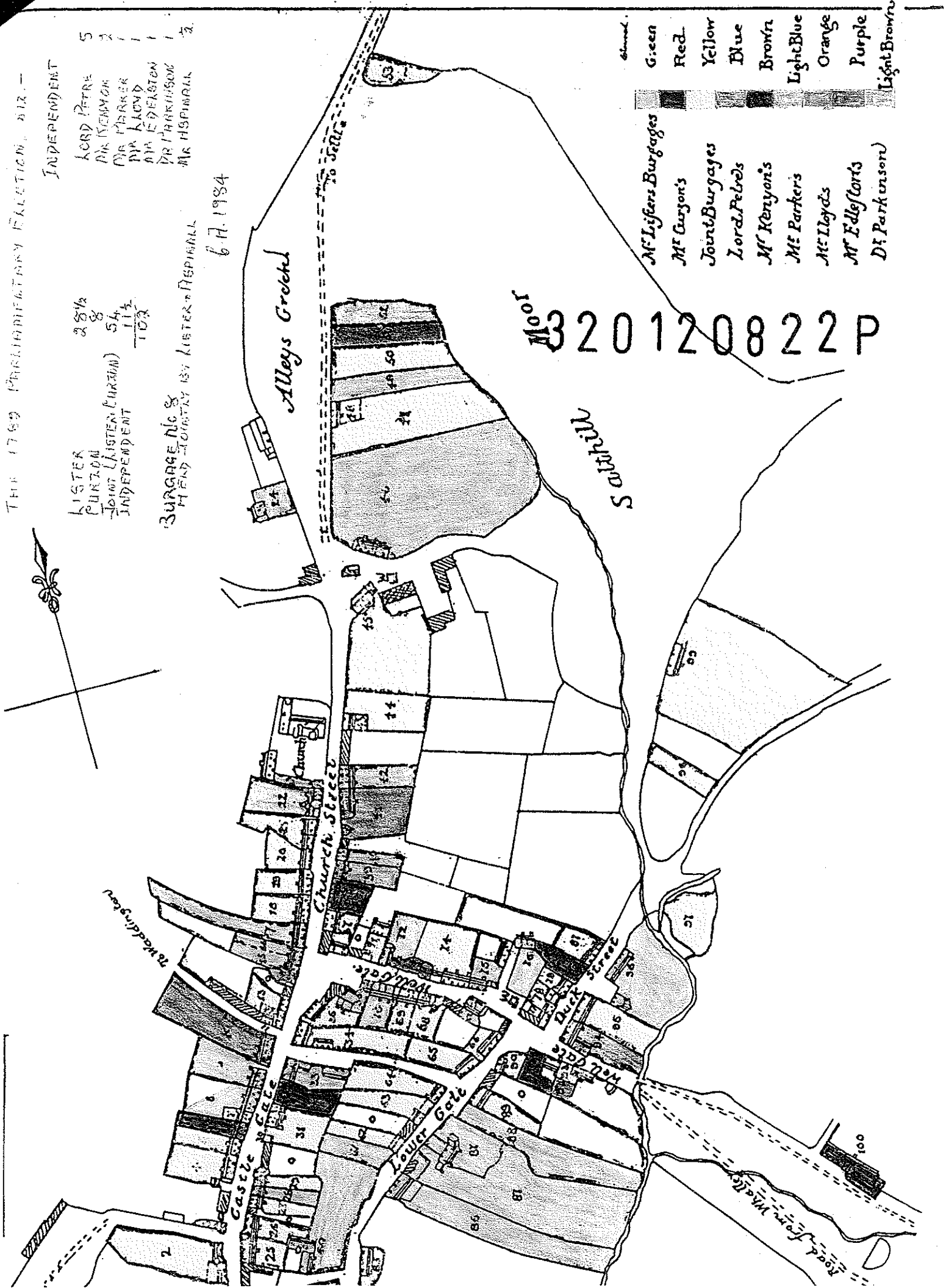
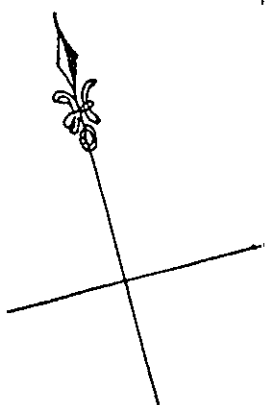
- LORD PETRE 5
- M^r KENYON 3
- M^r PARKER 1
- M^r KLOYD 1
- M^r EDELLTON 1
- M^r PARKINSON 1
- M^r HSPINALL 2

KISTER
CURTIS
JOINT (KISTER CURTIS)
INDEPENDENT

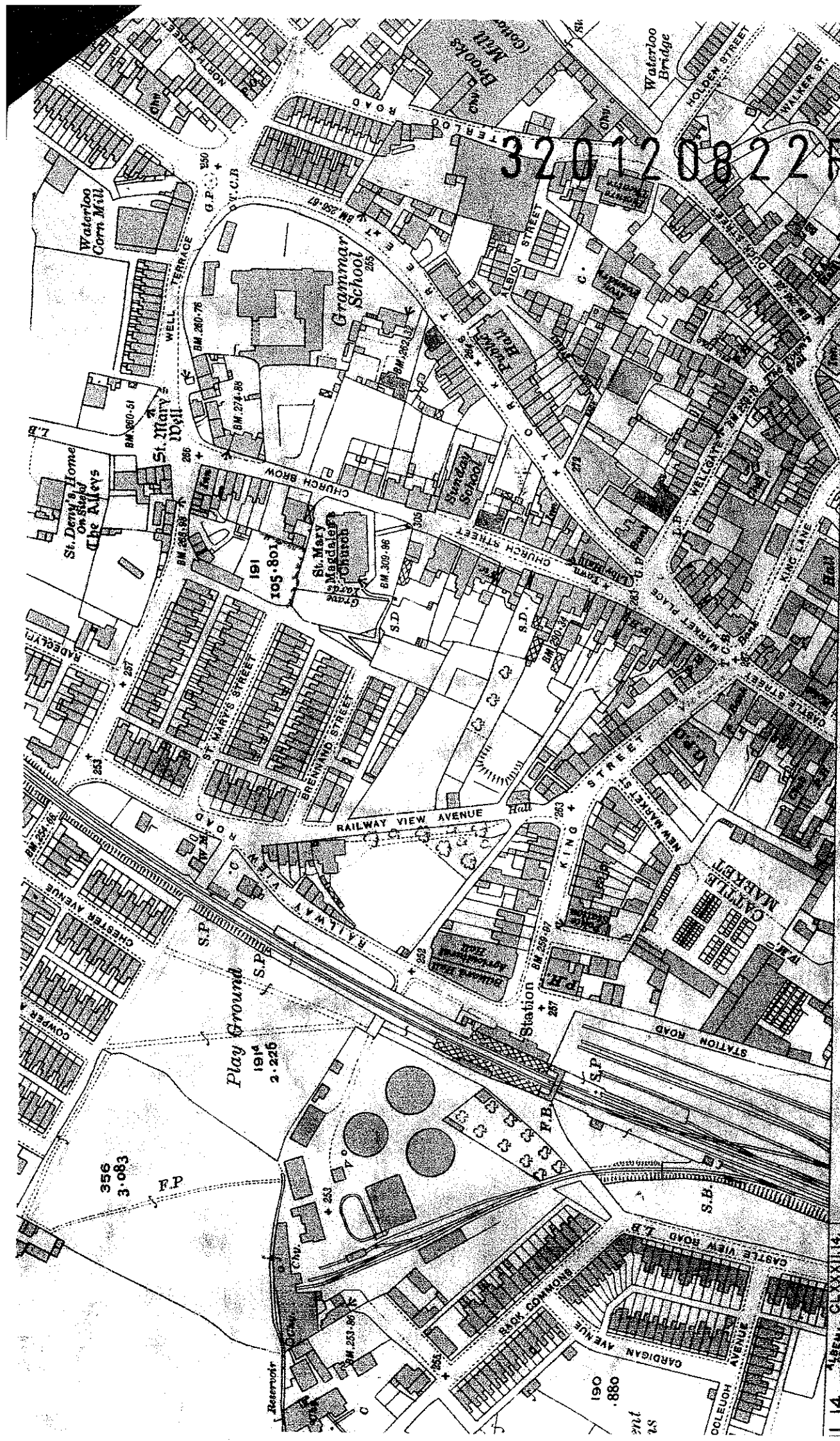
28 1/2
8
54
11 1/2
102

BURGAGE NO 8
HEND COUNTY 157 KISTER HSPINALL

6.7.1984



- | | |
|-------------|---------------------------|
| Green | McLiffers Burgages |
| Red | M ^r Curyon's |
| Yellow | Joint Burgages |
| Blue | Lord Petre's |
| Brown | M ^r Kenyon's |
| Light Blue | M ^r Parker's |
| Orange | M ^r Lloyd's |
| Purple | M ^r Edlefort's |
| Light Brown | D ^r Parkinson |



1932

C L I T H E R O F

Links 100 0 5 10 15 2500 1000
 Scale 1/2500 being 25.344 Inches to
 Feet 10 0 5 10 15 2500 1000

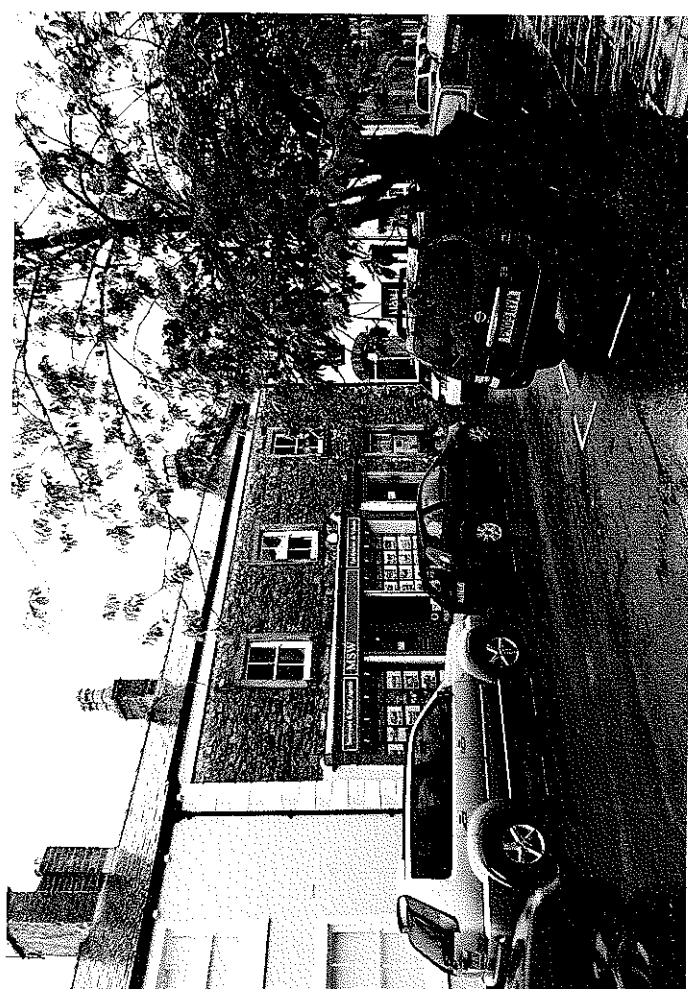
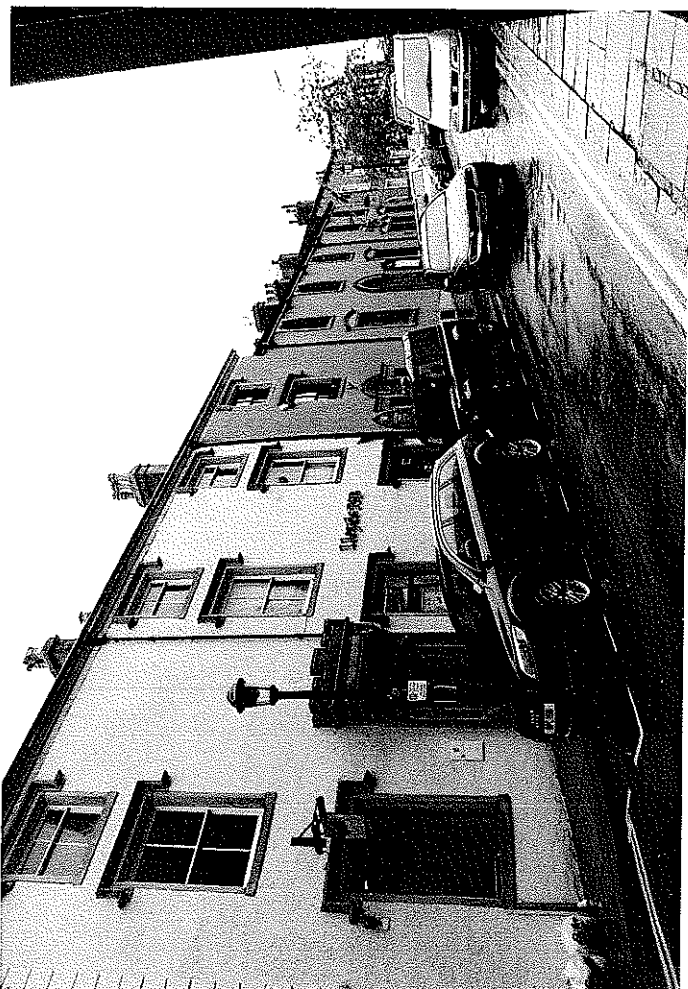
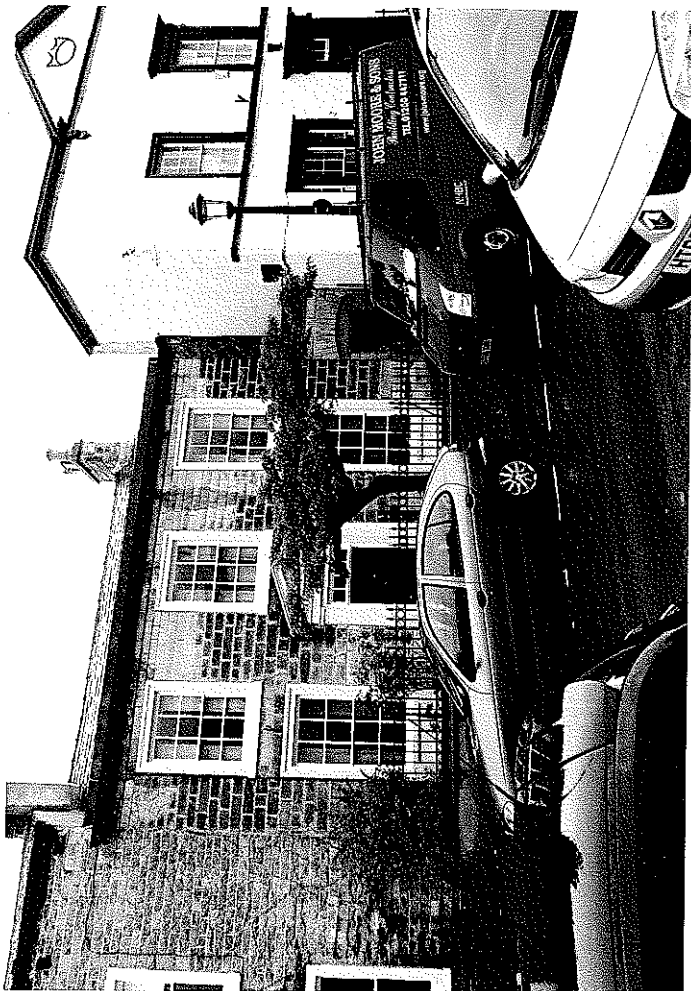
at NEWLYN, and are based on the new primary levelling of 1912-21.
 the figure applies to this plan only and is only approximate to 0.1 ft.
 Further information on application.
 marked (+) preceded or followed by the height to surface levels
 y 4 this will give Roads and Decimals of a Road.

320120822P

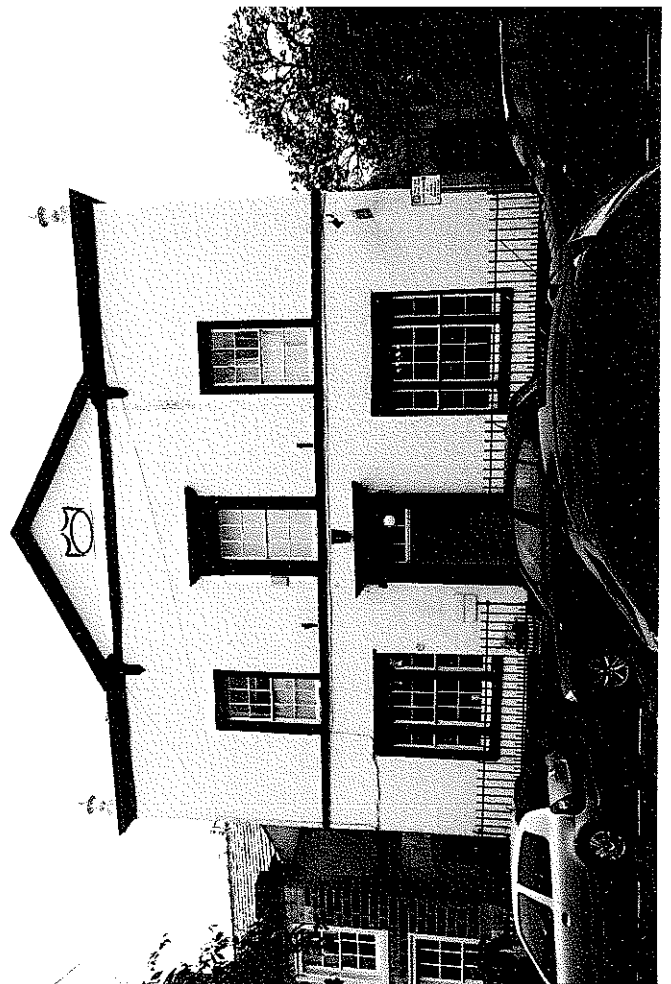
Appendix II

Photographs of Adjacent Building

320120822D



320120822P



320120822P

Appendix III

Structural Report

320120822P

B1852/MJL/cd

1st May 2012

Diocese of Blackburn
Church House
Cathedral Close
Blackburn
BB1 5AA

For the Attention of Mr. J. Sunter

Dear Sirs

Re:- St Mary's Vicarage, 17 Church Street, Clitheroe

Further to your instructions, we have visited the above property in order to carry out a visual survey and prepare a written report on the apparent movement to the front elevation wall.

The property is a large two storey town house built in the 1800's of rough dressed local stone external walls with a slated pitched roof (photograph 1).



320120822P

A visual examination from the surrounding external ground level confirmed that the section of the wall above 1st floor window lintel level leans outwards towards the eaves level, particularly towards the right hand side of the elevation (viewed from the frontage).

A more accurate assessment of this movement was obtained using a string line and plumb bob to ascertain the vertical alignment of the front elevation and the results are recorded on sketch sheet B1852/Sk01 enclosed with this report.

These results confirm that the upper section of walling leans outwards towards the eaves level by up to 130mm (we would suggest on allowances of +/- 20mm is made to cater for local variations due to the rough dressed stone faces). Whilst an internal examination of the roof/attic space was not carried out due to restricted access, we consider the most likely cause of this movement to be lateral deflection of the roof rafters/purlins resulting in horizontal pressure being exerted on the wall at eaves level.

Although the movement is generally limited to a relatively small section of wall between 1st floor lintel and eaves levels, the maximum recorded movement of 130mm located around the right hand window is significant in structural terms and any further movement is likely to result in structural damage.

We would therefore recommend that the external wall is carefully taken down to around 1st floor lintel height and re-built in a vertical plane back to eaves level.

As the property is a registered listed building, Local Authority/English Heritage approval must be obtained prior to carrying out this work, meanwhile we will obtain budget costs from a local builder for carrying out the repairs.

We trust that you find the above sufficient for your present purposes but should you require any further information or have any queries please do not hesitate to contact us.

Yours sincerely

M. J. Lomax
Abbott & Lomax Ltd