



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:

320120879P

Date received

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning 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: MC First name: MICHAEL
Last name: ROBINSON
Company (optional):
Unit: House number: House suffix:
House name: C/O AJH ASSOCIATES
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: MISS First name: JESSICA
Last name: TOWNSON
Company (optional): AJH ASSOCIATES
Unit: House number: House suffix:
House name:
Address 1: 21 OLEANFIELD COURT
Address 2:
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 1QS

3. Description of the Proposal

Please describe the proposed development, including any change of use:

EXTERNAL + INTERNAL ALTERATIONS TO ALLOW
FOR CHANGE OF USE FROM B1 + C3 to B1, C3 + A2.

- 2 OCT 2012

FOR THE
ATTENTION OF

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use 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:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

5. 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?

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

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

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

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	STONE + RENDER	AS EXISTING	☐	☐
Roof	SLATE	"	☐	☐
Windows	PVC + TIMBER MCK GEORGIAN	PVC AS EXISTING	☐	☐
Doors	TIMBER + PVC	AS EXISTING	☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing	LOOSE STONE	TARMAC	☐	☐
Lighting			☒	☐
Others (please specify)			☐	☐

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:

EXISTING PLANS
" ELEVATIONS
PROPOSED " SITE PLAN
PROPOSED PLANS DESIGN + ACCESS STATEMENT
LOCATION "

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	1	1	0
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Other (e.g. Bus)	0	0	0

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

AS EXISTING.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☒ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

VACANT

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

IRONING WORKS +
DOMESTIC FLAT

When did this use end (if known)?
DD/MM/YYYY

(date where known may be approximate)

DON'T KNOW

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes

☒ No

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Proposed Housing

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=

Total existing residential units (E+F+G+H)=

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes

☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐			49	+ 49
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐	156		58	- 98
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER C3	☐	32		89	+ 55
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees: UNITS TO BE RENTED OUT

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed: TO BE RENTED OUT

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.5

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

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Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
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

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
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
JOHN RIDGE	C/O CHRIS DRIVER, HONEYWELL, 1 CASTLE GATE, LUTHEROE, BB7 1AZ	02.10.2012

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
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):

24. Ownership Certificates (continued)

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CERTIFICATE OF OWNERSHIP - CERTIFICATE D**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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):

25. 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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. 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 correct fee: £335



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



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 the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. 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):

J. Owen

02.10.2012

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

01200

429967

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

jessica@ajh-associates.co.uk

30. 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:

Email address:



320120879P

Client
Mr Michael Robinson

Project
The Stables
Duck Street
Clitheroe

Description
Site Location

Scale
1:500

Date
01/10/2012

By
JT

No.
2900/300

AJH ASSOCIATES
Chartered Building Surveyors
Tel: 01200 429967
Fax: 01200 429968

Louise Blatchford

From: Jessica Townson - AJH Associates [Jessica@ajh-associates.co.uk]
Sent: 04 October 2012 15:32
To: Louise Blatchford
Subject: FW: The Stables, Duck Street, Clitheroe invalid 493
Follow Up Flag: Follow up
Flag Status: Red

Please see email below.

320120879P

From: Jessica Townson - AJH Associates
Sent: 04 October 2012 15:32
To: 'Lesley Lund'
Subject: RE: The Stables, Duck Street, Clitheroe invalid 493

Lesley,

Can you please note on the file that the single parking space to the Waterloo Road site of the site shall be a single space for the Office only. There shall be no deliveries or collections made using this parking space.

Kind Regards
 Jessica Townson
 AJH Associates
 21 Deanfield Court
 Clitheroe
 Lancs
 BB7 1QS

T:01200 429967
 F:01200 429968
 E:jessica@ajh-associates.co.uk
 W:www.ajh-associates.co.uk

 Please consider the environment before printing this email

Co. Reg. No: 5809102 V A T No: 6746 566 90
 Registered Office:
 AJH (GB) LTD, 21 DEANFIELD COURT, CLITHEROE, BB7 1QS

Disclaimer

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From: Lesley Lund [mailto:Lesley.Lund@ribblevalley.gov.uk]
Sent: 03 October 2012 16:23
To: Jessica Townson - AJH Associates
Cc: Lesley Lund; Louise Blatchford
Subject: The Stables, Duck Street, Clitheroe invalid 493

Thank you for the above application. Unfortunately I have had to make it invalid for the following:

As the development is within the Conservation Area could you please provide me with a heritage statement.

05/10/2012

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Design and Access Statement

For

External Alterations and Change of Use

At

The Stables, Duck Street, Clitheroe

Report Completed By

Jessica Townson
AJH Associates
21 Deanfield Court
Clitheroe
Lancashire
BB7 1QS

1 Introduction

- 1.1 This design and access statement is written in line with *"Design and Access Statement How to write, read and use them"* (CABE, 2007) as required by *"The Circular Guidance on Changes to the Development Control System"*
- 1.2 The aim of this document is to appraise the context of the development in relation to the planning policy guidance, the design of the proposal, and the underlying influences on the submission.
- 1.3 This document should be read in conjunction with the drawings and documentation submitted with the application.

2 Proposal

- 2.1 To demolish modern additions to the rear of the building, allow for creating openings to allow for access into the dwelling and ramped access to the industrial unit
- 2.2 There shall be 2 no doors blocked up to the rear of the building.
- 2.3 To the front of the dwelling the windows shall be altered from most Georgian to PVC casement windows to match those of the rest of the building.
- 2.4 The electrical cupboard shall be rebuilt to allow for bin storage here and for the hung roof to continue over meeting the dwelling.
- 2.5 Allow for stone sills and surrounds to be built up round the PVC windows and panels as per drawing.
- 2.6 Internally the building shall be split into 3 units; one is to be industrial, one to be offices and one domestic. This is altered from industrial and domestic.

3 Use

- 3.1 The units shall be used by the means of use described above. There shall be no internal links between any of the units and each shall be separate in entity.

4 Design

- 4.1 The alterations have been designed in such a way that the new materials are in keeping with the surrounding and match that of the existing building.
- 4.2 There are to be no additions to the building but areas to be demolished which offer no value to the building.
- 4.3 There shall be no alterations to overlooking, loss of light or disturbance to neighbouring properties.
- 4.4 There is a single parking space for the office space which shall be retained.

5 Landscaping

- 5.1 There shall be no vast alterations; there is currently a single parking space to the front. This shall be tarmacked during the alterations.

6 Access

- 6.1 Principal access to the property shall not alter; there shall remain the single door to the office space. To the industrial unit there shall be a set of double doors to the top of the ramp and a single door to the rear. To the dwelling there shall be the existing front door and a new rear door through the proposed kitchen area.

7 Appraising the Context

- 7.1 All of the proposed alterations are designed to improve the appearance of the property and to improve the internal layout to create a more useable space. None of the alterations proposed shall cast a shadow upon existing features or properties in the area.
- 7.2 The proposal shall not cause any negative alterations to the landscape of this area.

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Historical Merit Statement

For

The Stables

at

Duck Street, Clitheroe, Lancashire

Report Completed By

Jessica Townson
AJH Associates
21 Deanfield Court
Clitheroe
Lancashire

1 Introduction

~~1.1~~—This Heritage Statement has been written with the aim in to evaluate the development in relation to its location within the heritage and conservation area of Newton, the design of the proposal, and the underlying influences on the submission.

~~1.2~~—This document should be viewed in conjunction with the drawings submitted with the application.

2 Listed Building

~~2.1~~—None of this building is listed.

3 Proposal

~~3.1~~—To make internal and external alterations to the property to allow change of use from domestic and Industrial to include Offices.

4 Use

~~4.1~~—The change of use shall allow for the property to be divided into 3 separate units and offered as the uses stated above.

~~4.2~~—Providing a central office location, a good sized 2 bed house and industrial units.

5 Design

~~5.1~~—External alterations shall see a vast improvement in the property, reducing the impact of PVC panels and increasing stone and masonry work. The alterations shall create openings which had once been blocked up throughout the history of the building and allow for the space to be utilised to its full potential.

~~5.2~~—Internally the design shall allow for 3 separate units which all conform with current building regulations for their proposed uses.

~~5.3~~—All alterations to the external of the property shall be made in the same materials as existing. The alterations are designed to improve the property both internally and externally whilst maintaining its positive features and improving the street scene of Clitheroe.

6 Landscaping

~~6.1~~—The single parking space to the South East shall be tarmacked.

7 Access

- ~~7.1~~ Access shall be gained to the offices from the PVC door to the south east elevation. The house shall be accessed from the existing front door (opposite John Pallisters) or from the proposed new rear door. Access to the industrial unit shall be up the ramp to the rear double doors.

8 Appraising the Context

- ~~8.1~~ All of the proposed alterations are designed to improve the internal space of the property and allow for the building to be utilised as intended. None of the alterations proposed shall cast a shadow upon existing features or properties in the area.
- ~~8.2~~ Externally the alterations shall by all means improve the appearance and character of the building. The proposal shall not cause any great alterations to the street scene of Clitheroe and shall maintain all existing features.
- ~~8.3~~ On completion the property shall allow a clearer, more coherent layout for the occupants.

The proposal shall in no way interfere with the street scene at large and shall improve the internal space of the property.

9 Description of the Site

- ~~9.1~~ The property is situated between Duck Street and Waterloo Road.
- ~~9.2~~ Neighbouring properties include hair dressers, a tattoo shop, John Pallister's Estate Agents and dwellings.
- ~~9.3~~ Alterations to the property shall have little bearing upon the street scene of Clitheroe.
- ~~9.4~~ Where there are new proposed openings there are no properties for at least 21m.

10 What historical data tells us about the site

- ~~10.1~~ Historical maps and aerial photographs of the site have been consulted and are contained within the appendix of this document. Unfortunately it has not been possible to find any historical photographs of the site, and therefore some assumptions have been made with the information I have to hand. Many of the images are also unfortunately unclear.

~~10.2~~—As can be seen the map types are not consistent.

~~10.3~~—It has not been possible to find extensive amounts of detailed maps of the area of Clitheroe. Below is a summary of what the maps found show

~~10.4~~—1960's – it is clear that the road network has altered greatly in this area but it can be seen from the image that the buildings were once more densely populated than today. As for the site in question the main building looks as though it was stood as it is currently and the single storey building, though unclear it appears to be in a similar position as today.

~~10.5~~—Aerial Photograph circa 2012 – The aerial photograph shows the dwelling how it stands today, with the single storey areas to the South East and South west of the main building.

There is very little altered of the main building from its initial records to today.

11 Historical Appraisal of the Scheme

~~11.1~~—The heart of Clitheroe displays buildings of all designs and eras. However, the listed buildings in the town are maintained in their original condition where possible.

~~11.2~~—In terms of the proposal and its impact on the town's setting, we have been very careful as to not to touch the existing boundary when planning the site. The materials and massing chosen are sympathetic to the buildings and its surroundings.

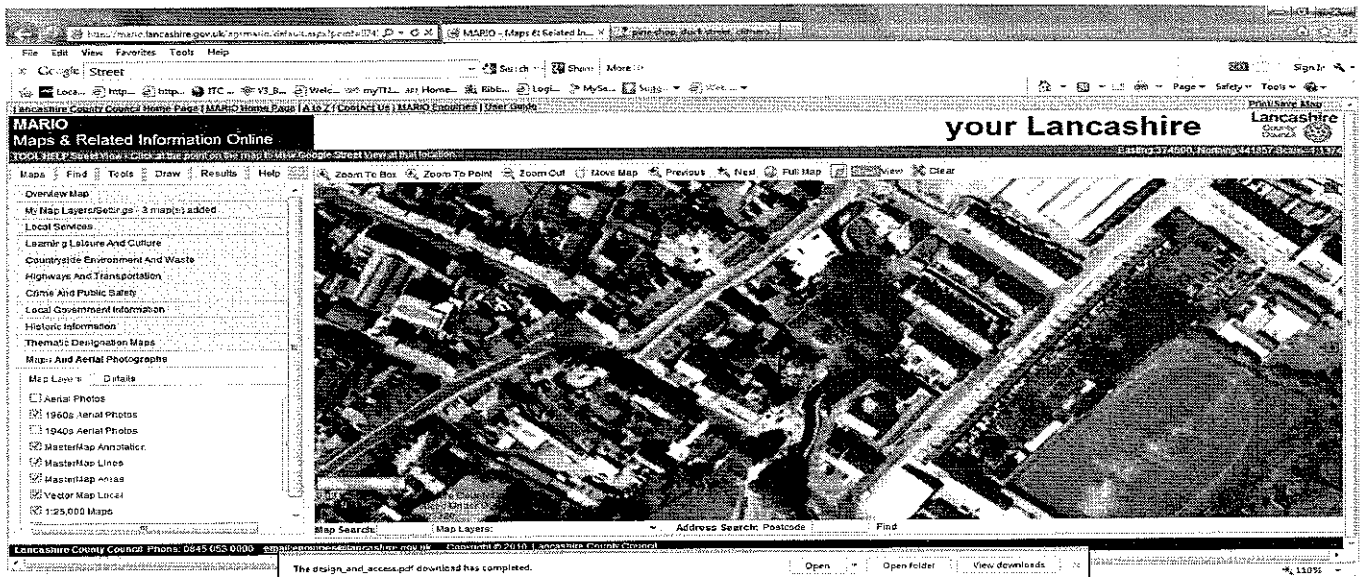
~~11.3~~—We have been careful with the design of the alterations to ensure that its appearance within the town setting is non-intrusive. The proposed alterations are extremely sympathetic to its surroundings and its design shall bear little alterations to the town.

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Aerial Photograph 1960's



Aerial Photograph 2012

