



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No: 320120898 P

Date received

Fee paid £

Receipt No:

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

Householder Application for Planning Permission
for works or extension to a dwelling and listed building consent.
Town and Country Planning 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:	P	Surname:	Fletcher	
Company name:						
Street address:	89 Church Street			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:	Great Harwood			Fax number:		
County:	Lancashire			Email address:		
Country:	England					
Postcode:	BB6 7QB					
Are you an agent acting on behalf of the applicant?				☒ Yes ☐ No		

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Anthony	Surname:	Flanagan	
Company name:	Flanagan Design Associates Ltd.					
Street address:	194			Country Code	National Number	Extension Number
	196 Spring House Union Road			Telephone number:		
	Oswaldtwistle			Mobile number:		
Town/City:	Blackburn			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	BB5 3EG					
				flanagandesign@hotmail.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Proposed Alterations to a Grade II Listed Building both internal and to rear elevation

Has the work already been started without planning permission?

☒ Yes ☐ No

If Yes, please state when the works were started:

12/01/2012

Has the work already been completed without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

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):

Officer name:

Title: First name: Surname:

Reference:

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

Details of the 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

Do the proposals require any
diversions, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Roof covering- add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Chimney - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

8. Materials (continued)

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Windows - add description

Description of *existing* materials and finishes:

existing windows are timber framed and are to remain

Description of *proposed* materials and finishes:

n/a

External doors - add description

Description of *existing* materials and finishes:

Existing rear door to be removed and wall rebuilt in stone to match existing

Description of *proposed* materials and finishes:

natural stone

Ceilings - add description

Description of *existing* materials and finishes:

Existing g/f ceilings to be repaired

f/f ceiling to be overboarded with plasterboard and skim

Description of *proposed* materials and finishes:

New ceiling linings are to be fitted over the existing lath and plaster

Internal walls - add description

Description of *existing* materials and finishes:

existing f/f partitions installed in 1960's have been removed and new partitions fitted

Description of *proposed* materials and finishes:

new partitions are timber framed with plasterboard linings

Floors - add description

Description of *existing* materials and finishes:

G/F asphalt removed to expose the original flag stones

F/f floor boards are old butt edged boards with some modern t&g, they are to remain

Description of *proposed* materials and finishes:

New floor at s/f will be joist with floor boards over, existing ceiling to remain below

Internal doors - add description

Description of *existing* materials and finishes:

Existing doors to f/f have been removed they were modern flush panel doors

Description of *proposed* materials and finishes:

New doors are to be plank with ledges and latch and handle in black metal

Rainwater goods - add description

Description of *existing* materials and finishes:

Rainwater good and soil pipe on rear elevation are plastic (grey)

Description of *proposed* materials and finishes:

Remove and replace with black metal goods

Boundary treatments - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Others - add description

Other

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

8. Materials (continued)

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

12/2009/01 existing plan and section
12/2009 05 proposed plans and section
12/2009/03 proposed and existing elevations
12/2009/06 proposed stairs
Location plan, design statement, Architectural Heritage Statement

9. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

10. 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):

12/2009/01 existing floor plan and section
12/2009/05 proposed floor plan and sections
12/2009/04 Proposed and existing elevations
12/2009/06 Proposed staircases

11. 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

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

13. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

14. 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

15. 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

16. Certificates (Certificate A)**Certificate Of Ownership - Certificate A****320120898 P****Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

16. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

17. 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.

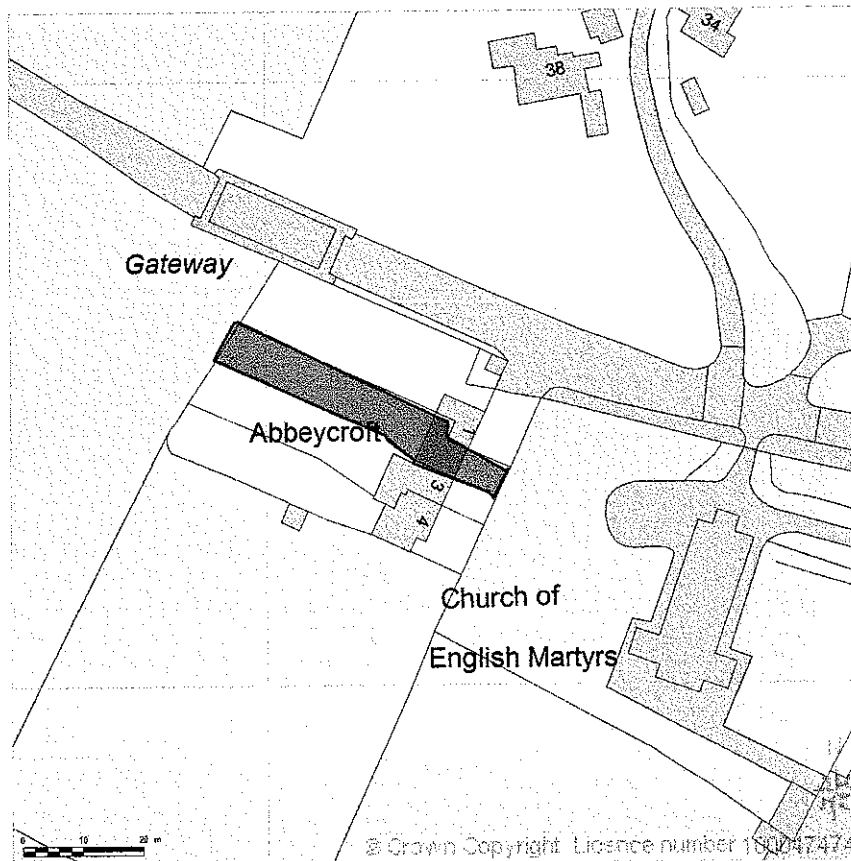
☒ Date



320120898P



AREA 2 HA
SCALE: 1:1250
CENTRE COORDINATES: 372928 , 436141



Supplied by Streetwise Maps Ltd
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*Design & Access Heritage Statement to support a Listed Building Application
To carry out internal and external alterations to a Grade II Listed Building
No 2, Abbeycroft, The Sands, Whalley, BB7 9TN.
Whalley BB7 9JD*

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Requirements of Design.

The Area.

The area is the of The Sands and Abbeycroft is within the Whalley Conservation Area and is situated to the South West of the town centre. The area lies between King Street & the railway viaduct to the west Whalley. Abbeycroft lies between the Abbey complex and the Western Gateway.

The Present Use.

The building is presently a domestic dwelling, as are the other two houses within the building.

The Building.

The property is part of a row of 3no houses, which have all undergone alterations and changes in size and appearance since originally constructed in the mid 17th Century. Alterations have been carried out during the 18th Century and in the 19th Century, when according to maps in the conservation area statement the property may have been part of the Abbey Farm situated to the West of the main abbey buildings. On this map it clearly indicates that No2 has had a rear extension removed in the later half of 19th or first half of the 20th Century.

The building is two storey building with 2no attic windows with drip course label moulds over each window. The main elevation has windows with chamfered surrounds and a centre mullion. The door to the left of the window has chamfered stone jambs and lintel. The material of the front elevation is sandstone rubble.

The roof is finished with slate and stone slate

The rear elevation has windows to ground & first floor with chamfered stone surrounds and lintels with label moulds over. Later inserted is a window into the bathroom which is a rectangular window with lintel and sill in stone.

The rear door into the kitchen is a plain stone surround, inserted during the late 19th century when the dwelling was extended to incorporate what is now the ground floor kitchen. It was probably during this alteration that the door in the rear elevation to the right hand side of the ground floor living room, was removed and closed up.

Evidence of the jamb quoins can be seen in the rear elevation

The first floor construction is of floor joists supported on timber floor beams running back to front, both of which are visible below ceiling level in the main living room.

The second floor construction is of timber floor joists 170x70 at 400 to 500-mm ctrs supported into the bottom member of a substantial timber roof truss and a timber floor beam.

The roof joists are supported on large irregular shaped timber roof purlin which in turn are supported on the truss.

At ground floor inside the door opens against a fire hood, the heck post and bressumer timbers are moulded and stopped, 2no studs remain of the plastered infill, the infill has been removed.

The fire and chimney breast have been altered during the 1960's. The breast has been

built out into the room and a modern stone fire surround added. The original fire hearth and opening have been in-filled with red brick -

At first floor the existing partitions are modern timber frames with plasterboard linings and are of an low quality and finish, inserted in the 1950's or 60's These will be removed and replaced as per the plan.

The living room has a modern and very plain staircase with a quarter landing giving access to the first floor.

The floor of the living room and kitchen have been raised by 145mm to allow the formation of a drain channel around the perimeter of the rooms to provide some form of protection against flood, as the dwelling is within the flood plain of the River Don.

Proposed Use.

The use of the property will not change it will after reconstruction, it will remain a private domestic dwelling.

Historical.

In the Whalley Conservation Area Appraisal there is mention of Abbeycroft in the context of Whalley Abbey and surrounding area.

Proposed Use and amount of development.

It is proposed to alter the interior layout by removing the wall between the living room and kitchen. This wall is a 700mm thick wall and although it has been altered in the past by the insertion of a door opening, that opening is supported over by modern reinforced concrete lintels. The wall has also undergone alterations in the past, a window or opening has been closed and the timber frame has been left in situ. The wall is a random stone wall which is not tied into the external wall of the rear elevation by any stone or metal ties at all. This wall is in a very poor state of repair.

The floor of the living room and kitchen is to be taken back to the original level by removing the later modern floor.

It is proposed to replace the existing modern un-attractive staircase with a new staircase more in keeping with the later alteration made in the 19th Century.

Layout.

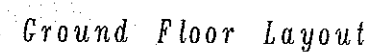
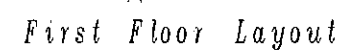
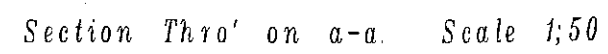
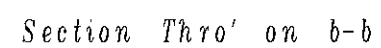
The layout and footprint will remain the same.

Scale.

The scale of the building will not be affected by extensions or other kinds of external alterations.

Access Component.

The dwelling is easily accessed by foot and vehicle, at the front are vehicle parking places for on The Sands adjacent to the Dwellings



title Existing Floor Plans and Section			
scale 1:50	drawn AF	date 22/03/12	
dwg no 12/2009/01			rev. 0

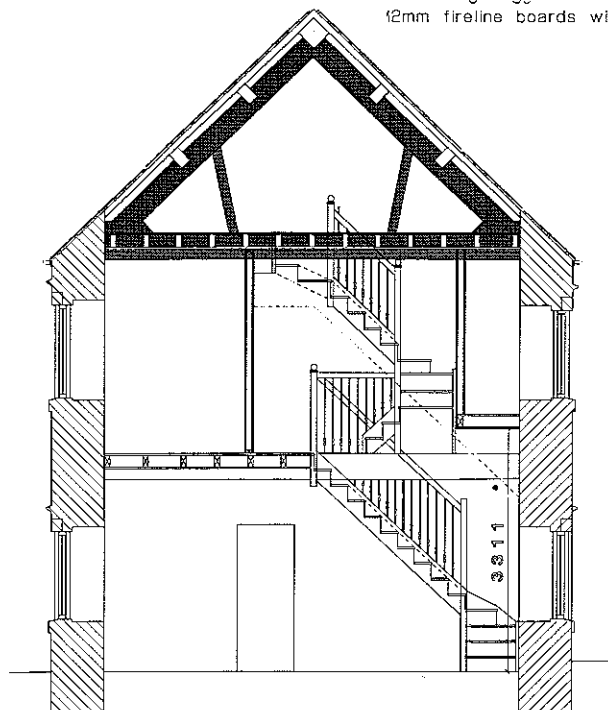
the existing timber joists are irregular sized average 170x70mm at 450mm ctrs built into the bottom member of the roof truss and into a timber beam running parallel to it. The joists seating into each of these timber beams must be checked for depth of seating and if required improved.

The joists are to be leveled by forming battens across them and forming timber T&G boards across them.

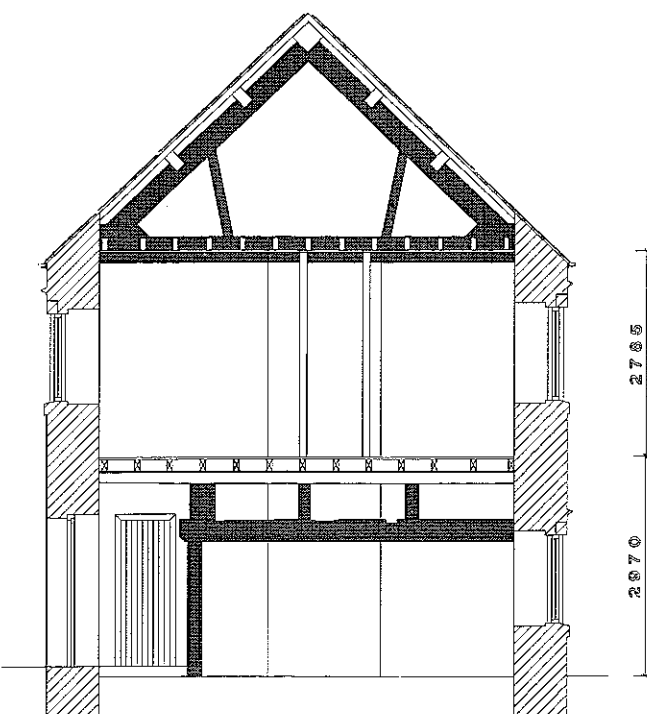
The existing ceiling below is a lath and plaster ceiling and is un-even. This should be battened over and finished with 2no layers of 12mm fire line board with staggered joints and plaster finish to give 1-hour FR.

NEW PARTITIONS

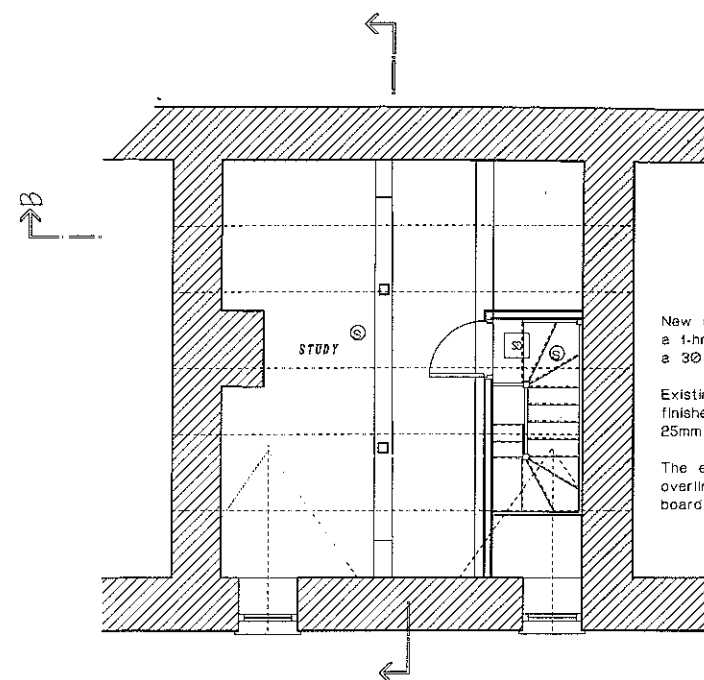
To be formed with 76x50mm timbers @ 600mm ctrs with head and sole plate and all required timber bracing and fixing noggin. The partitions are to be filled with mineral wool quilt 10kg m3 dense and finished with 2no layers 12mm fireline boards with staggered joints and plaster finish to give 1-hr FR. an sound reduction



Roof Insulation: The roof is to be insulated by inserting 50mm Celotex foam insulation between the joists and 80mm insulation below joist and finish with 12mm plasterboard and skim. Maintain an air flow gap above insulation of 50mm.

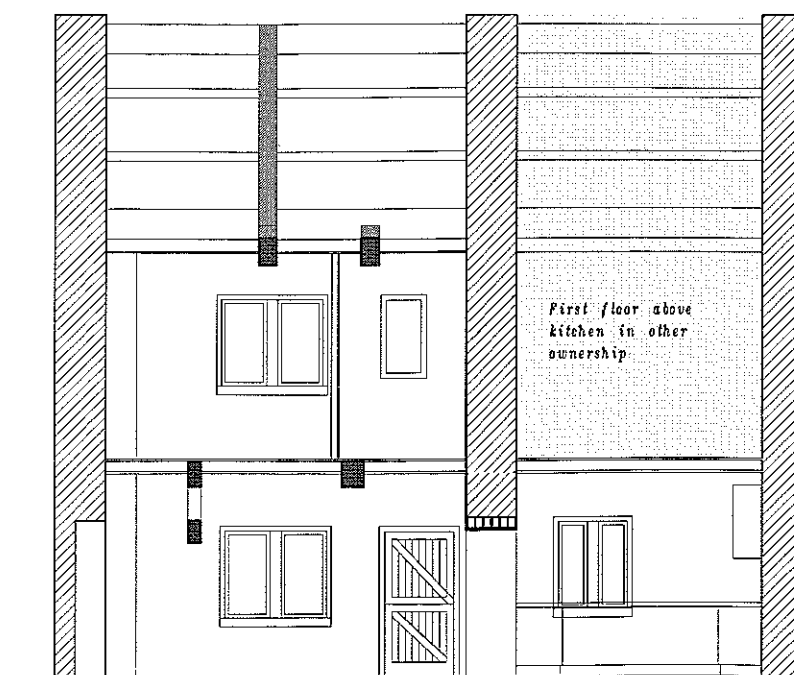


Section Thro' on a-a Scale 1:50



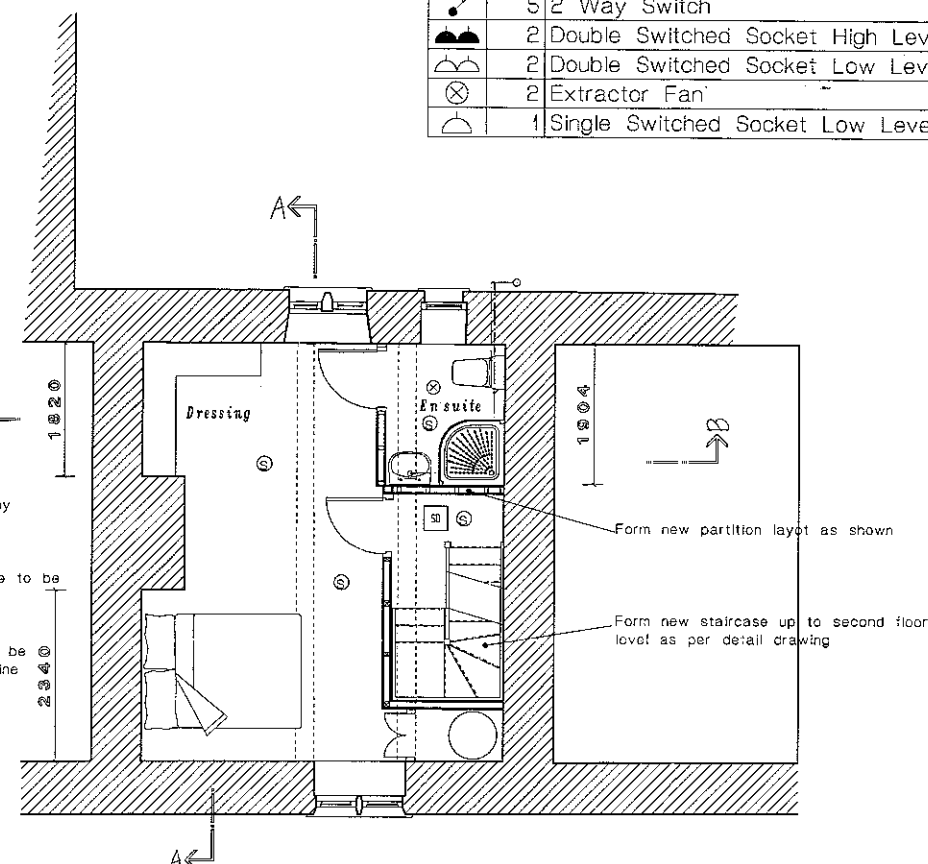
Second Floor Layout

Fire Symbol Legend		
Item	Qty	Description
	1	Heat Detector
	3	Smoke Detector
	8	Sprinkler heads

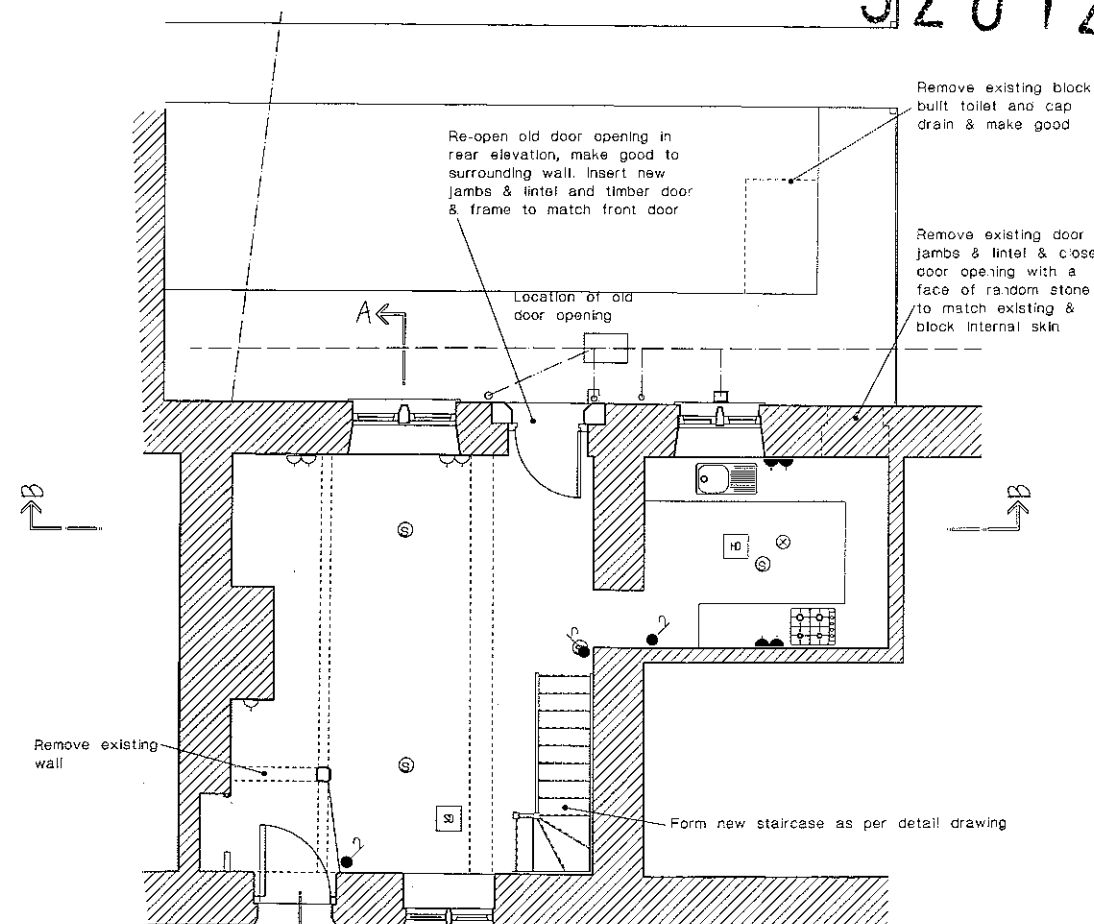


Section Thro' on b-b

Electrical Symbol Legend		
Item	Qty	Description
	5	2 Way Switch
	2	Double Switched Socket High Level
	2	Double Switched Socket Low Level
	2	Extractor Fan
	1	Single Switched Socket Low Level



First Floor Layout



Ground Floor Layout

[illegible]