



RIBBLE VALLEY
BOROUGH COUNCIL

OCT 2012

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120976P

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

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Edward	Surname:	Strachan	
Company name:						
Street address:	c/o Agent			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:				Fax number:		
County:				Email address:		
Country:						
Postcode:						
Are you an agent acting on behalf of the applicant?						
☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Paul	Surname:	Tunstall	
Company name:	JWPC Ltd					
Street address:	Unit 1B			Country Code	National Number	Extension Number
	Waterview			Telephone number:	01524 599980	
	White Cross			Mobile number:		
Town/City:	Lancaster			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	LA1 4XS			ptunstall@jwpc.co.uk		

3. Site Address Details

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

Description:

House: Suffix:
House name: Merrybent Hill Farm
Street address: Catlow Road
Slaidburn
Town/City: Clitheroe
County:
Postcode: BB7 3AQ

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

Easting: 370973
Northing: 456772

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Proposed change of use of adjoining barn and associated buildings from agricultural to residential use to form an extension to the existing farmhouse. Minor internal and external alterations

Application reference number: 3/2010/1019

Date of decision: 18/05/2011

Please state the condition number(s) to which this application relates:

Condition number(s):

Condition 2

Has the development already started?

☐ Yes ☒ No

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

This application is effectively for a 'Minor Material Amendment' as advocated by the Government's 'Greater flexibility for planning permissions' document. It is proposed that Condition 2 of the Planning Permission be amended to reflect the substitution of the approved drawings with a new drawing showing a change to the external treatment of the 'garage' building.

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

This permission shall be implemented in accordance with the proposal as amended by letter received on 15th March 2011 and with Drawing 4282-02.

7. 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

8. Certificates (Certificate A)

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.

Title: Mr First name: Paul Surname: Tunstall

Person role: Agent

Declaration date: 15/10/2012

☒ Declaration made

8. 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

9. 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.

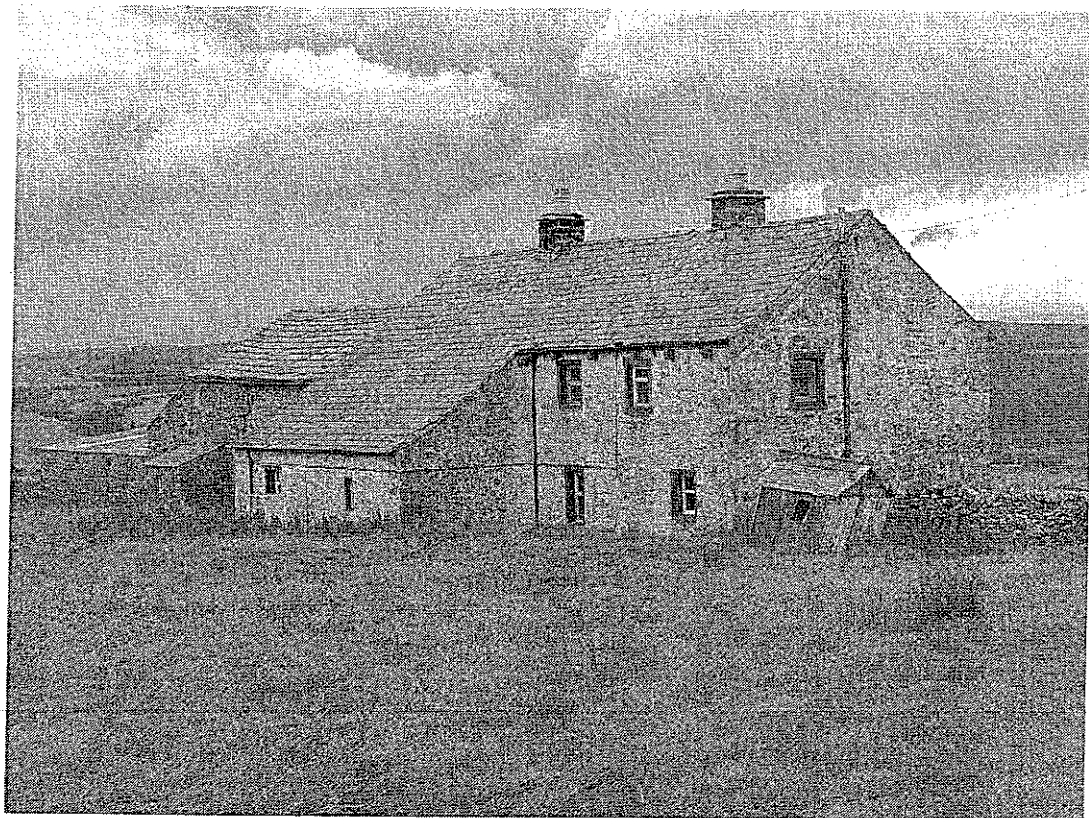
☒ Date:

320120976P

spa
SUNDERLAND PEACOCK ARCHITECTS

07/09/12 - 4282

Design and Access Statement
with Structural Statement
Merrybent Hill Farm, Catlow Road, Slaidburn



Approach to Merrybent Hill Farm

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PMLICO ROAD, CLITHEROE
LANCASHIRE BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

DIRECTORS: STUART G. HERD RIBA | DUNCAN N. ISHERWOOD RIBA | W. ANDREW KNOX-ILES RIBA | D. M. PEACOCK MA PhD COMPANY REGISTRATION No. 4731973

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Appendix, (Floor slab information).

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Introduction

Merrybent Hill Farm is situated approximately 5 miles to the North of Slaidburn, just off the Catlow Road and accessed by a farm track. The farm has not been "worked" since 2005 remaining empty to the present day. Merrybent no longer has any farm land attached and as such a small holding is no longer viable.

Planning permission has been granted (application 3/2010/1019) to extend the habitable accommodation into the barn. This subsequent application is to include the existing sheep pen and machinery store as part of the habitable accommodation. The current approval indicates this area as a garage and workshop. This revised proposal will utilise the existing garage position.

Listing

The house is listed, listing description as follows 16.11.1954

House, possibly early C18th. Slobbered rubble with slate roof. 2 storeys, 2 bays. Windows rebated and chamfered with mullions, all of 3 lights. A central one-storey gabled porch has a plain stone door surround with '1688 AV' roughly carved on the lintel. Chimneys to the right of the porch and to the left of the first bay. At the far left is a unit now with a modern garage entrance on the ground floor and a modern copy of a 3 light mullioned window on the first floor. There is an outshot to part of the rear of the house, which has windows with just plain reveals.

907811038

Design

Merrybent Hill Farm is a linear development with the main house constructed from line washed stone. The attached barn from random stone with smooth stone surrounds to the openings. There is a further stone building and a half stone half clad machinery / cattle shelter.

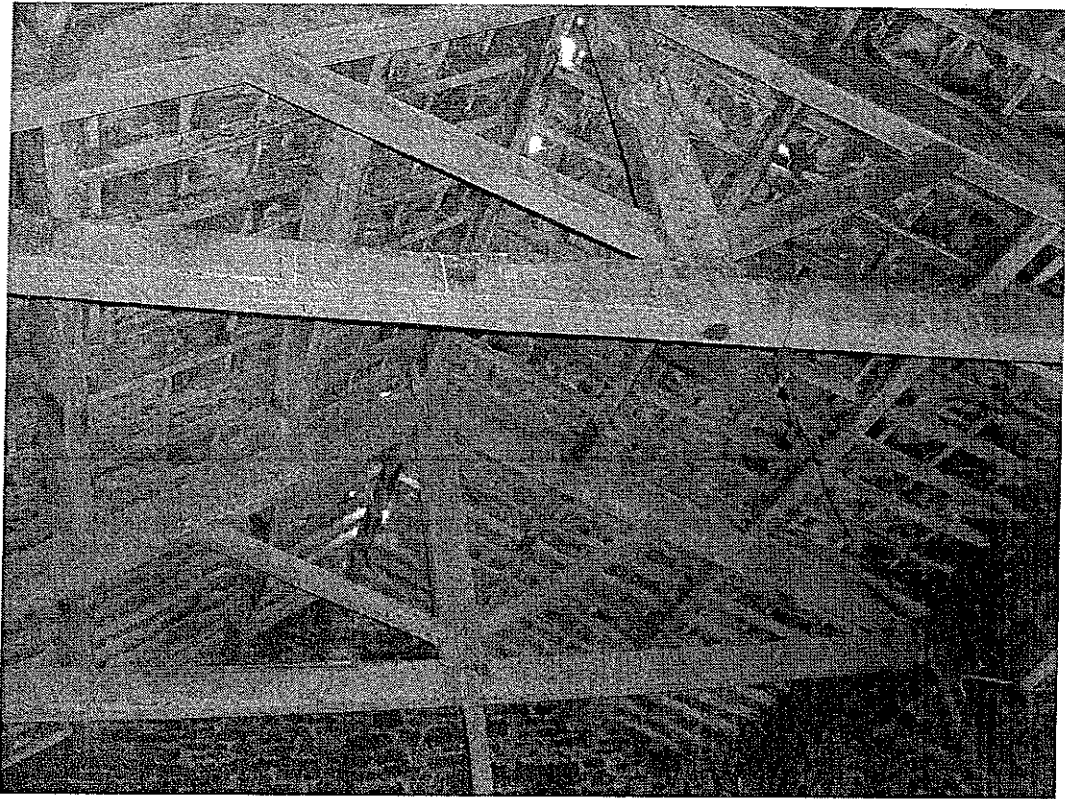
This amended proposal incorporates glazing to the previous approved garage door openings. Timber shutters have been incorporated to minimise light pollution.

Structural Statement

This is not a full structural survey.

The main load bearing walls on the barn vary between 600mm and 800mm thick random stone and probably consist of two leaves of stone with rubble infill. The internal dimensions are 8.7m x 5.5m. The barn is accessed by a large opening 2.3m wide and the internal space is full height. The roof is supported by two timber king post trusses, purlins and rafters. Viewed from the ground the timer trusses generally look to be in good order.

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Barn Roof Showing King Post Trusses



North west elevation of barn- the existing openings will be utilised as windows.



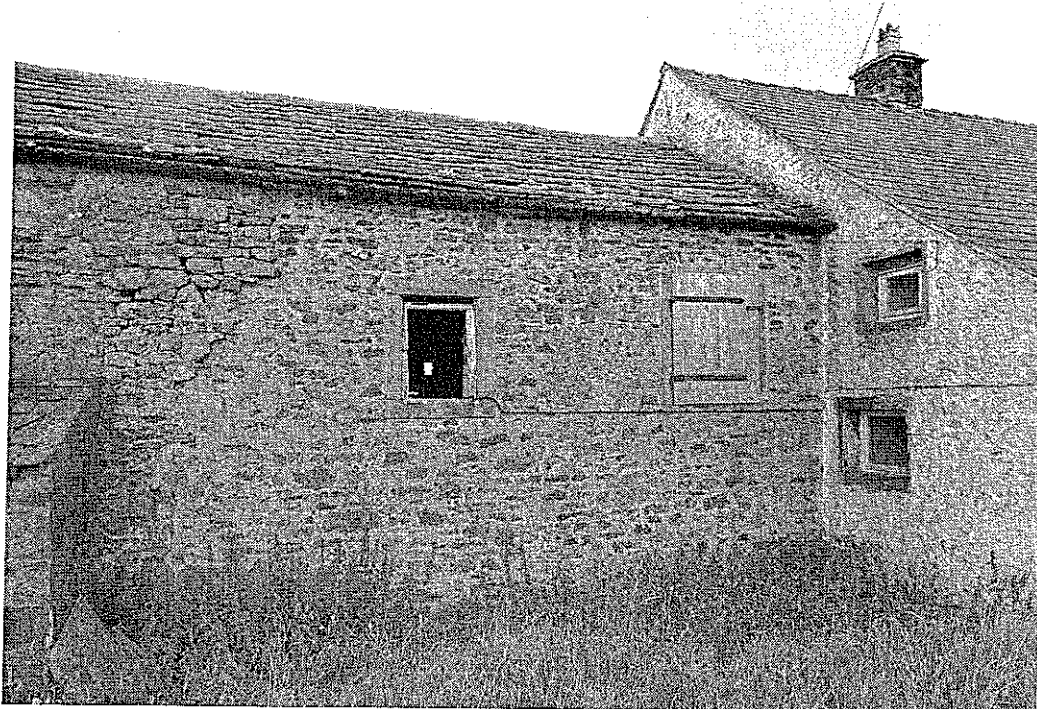
South East Elevation of Barn



Barn entrance, details of random stone and the general sound condition of the building.

320120976P

The roof of the barn is covered with stone flags. These will require carefully removing for the replacement of the existing slate battens with the addition of a breathable membrane and carefully re fixing. A thorough appraisal of the primary timber will be undertaken at this time.



A small amount of movement is evident in this photograph. This area will require rebuilding to structural engineers details (approximately 5% of the overall external wall)

It is proposed to install a breathable, lightweight slab as apposed to cement based concrete, (see appendix) to the ground floor and build up internal insulated block walls to comply with current building regulations and also to support the part first floor.

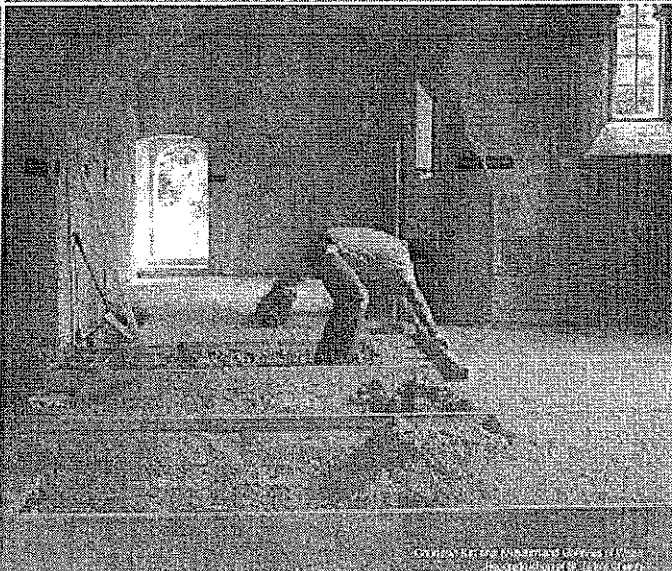
Conclusion

It is our opinion that the existing barn will convert easily and sympathetically into habitable accommodation.



ecological building products
denbyddiau adeiladu ecolegol

limecrete floor



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TO THE
 HOUSE OF
 REPRESENTATIVES
 OF THE
 STATE OF NEW YORK

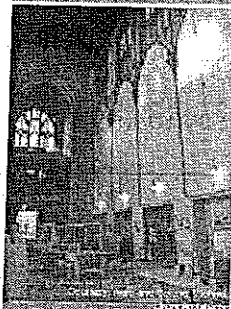


In 2009, our insulated linerole flooring system received **LABC (Local Authority Building Control)** system type approval, this means that it is now easier for you to receive Local Authority Building Control approval wherever you are in the UK.

[Online recordings](#) · [Sample lesson plans](#) · [Getting technical](#)
[Global an addendum](#) · [Global an overview](#) · [Global an overview](#)

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insulated limecrete floor ...bre



St John's Baptist Church, Birmingham

History

We know that lime has been used since Roman Times either as mass foundation - concrete or as lightweight concrete using a variety of aggregates combined with a wide range of pozzolanic fire materials that help to achieve increased strength and speed of set. This meant that lime could be used in a much wider variety of applications than previously such as floors, vaults or domes.

Over the last decade, there has been a renewed interest in using lime for these applications again (after the domination of Portland Cement over the last 50 years or so). At Ty-Mawr, we have been involved in researching and developing different systems for lightweight insulated floors. The Ty-Mawr insulated limecrete floor comprises of three layers:



St John's Baptist Church, Birmingham

the limecrete slab

The limecrete slab is a blend of hydraulic lime and pozzolona - a naturally fired aggregate, that was extensively used by the Romans. The slab is lightweight, vapour permeable and helps with thermal resistance. It is the slab layer which is the main load-bearing element in the floor, it is here that underfloor heating pipes are fixed.

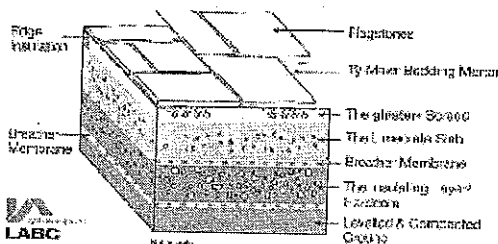
the glasscrete screed

This layer is required if heating thin lies or if underfloor heating is to be incorporated into the floor. It acts as the thermal store for the heat which is distributed through the pipes.

Again, in trying to improve the 'green' credentials of the floor, our glasscrete screed is a blend of recycled glass aggregate and a hydraulic lime binder.

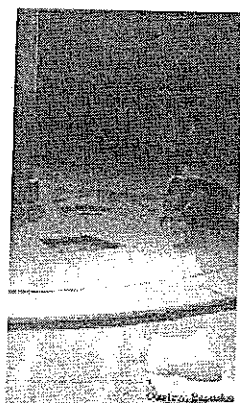
floor finish

The finish should be vapour permeable e.g. stone slabs or unsealed quarry tiles are ideal but please note they should be laid and pointed up with a lime mortar (we do a premixed bedding mortar, timber flooring is also possible but should be laid loose on the floor for several weeks with the heating running on low before permanent fixing. An air gap must be maintained between the lime screed and the floor boards. The air gap is necessary to prevent timber from warping. However, it can affect the performance of underfloor heating systems and so needs careful consideration.



The insulating layer

This layer acts as a moisture break as well as providing the insulation for the floor. We offer two alternative materials for this layer: 'Hexapor' recycled foamed aggregate or coated LECA (Lightweight Expanded Clay Aggregate). The 'Hexapor' foamed aggregate offers some environmental advantages in that it is recycled (as opposed to exploiting a natural finite resource) and is fired at a lower temperature to LECA. It also has a significantly lower bulk density (almost 100%) which offers energy and cost savings in terms of transport. The 'Hexapor' product is also dimensionally stable (being angular) which makes it easier for those working with the materials (pouring the slab). Unlike the LECA, it does require a light 'tamping'. LECA is the more economic alternative.



St John's Baptist Church, Birmingham

Ty-Mawr Line Tel: 01874 611250 www.tymawr.org.uk

why do I need a
'breathable' floor?

The replacement of original 'breathing' floors such as earth, stone slabs and even timber in old buildings with modern impervious damp proof membranes and dense concrete slabs potentially causes rising damp problems by creating a build up of water pressure beneath the membrane. In addition, the moisture will move sideways until it reaches the existing masonry where it will be able to 'soak into' the wall structure.

This situation is often exacerbated further by use of waterproof cementitious renders and tanking on the walls which traps the moisture within the masonry. Replacing 'modern' hard floors with tile lightweight, breathable floor can very quickly begin to remedy this type of 'old house' problems.

The Road's performance has been very promising. Though we have lowered it by a few points, there is an evidence of the serious clamp problems that were noticed throughout the year around the edges of the previous contracts floor. BY NICK

These qualities mean that our fire alarm flooding system has been chosen by and successfully installed in significant historic building projects such as the Chapter House Floor in Worcester Cathedral, The Priory Church of St Mary and St Giles, Gloucester (17th Century), The Viscount Cowdray Estate Surrey and by the National Museum and Galleries of Wales for the 13th Century Church at St Fagons, but it is just as useful in barns, garages, terraces and cellars.

"We had to find a method of controlling the relative humidity levels within the building so that both the historic, and new pav. underwent 'equal' or be minimally affected. The use of a

an available window-fair leading system combined with an inspiring flexible floor... was seen as an ideal way of achieving such projects, enabling the building to try out gently and naturally what creating the virtual environment for staff and visitors."

Why should I be insured?

In a response to global warming, governments the world over are setting targets to ensure that buildings become much more energy efficient.

Part L of the current Building Regulations requires a U-Value (thermal transmittance) of 0.22 W/m²K for a new thermal element (ground, heating floor) and 0.25 W/m²K for a replacement thermal element. Unlike roofs, walls and intermediate floors, U-Value calculations for ground floors cannot be calculated in the normal manner (with reference to the construction detail above). Heat loss from ground floors depends upon the ratio of exposed floor perimeter to total floor area. It is therefore important to consider all elements if your floor is going to give you the best possible performance for your building. At Tj-Mawr we design the floor build-up for your specific floor to ensure that you comply with the Building Regulations, all you need to do is complete a simple form available on www.time.org.uk

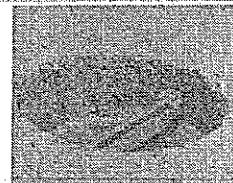
¹ In the present case, the court found that the defendant's conduct was not negligent.

Is it approved for use in buildings?

Ty-Mann's insulated concrete flooring system has an LABC system-type approval to show that it can be capable of complying with current Building Regulations "subject to standard calculations being undertaken and supplied by Ty-Mann for each scheme".

Factors that influence the design include:

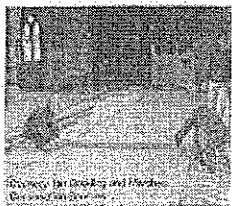
- wall thickness and construction type
- floor area and perimeter length
- substrate type
- groundwater pressure
- seep protection (seam: inside membrane, as the not other radon protection)
- intended use
- budget



2. In the case of a tie, the person is chosen



.....

[illegible]

Specialized Manufacturer and Distributor of Track and Lead Pencil Building Materials and Paints

320120976P

strong...flexible...easy to use...

Strength

In general terms, the maximum strength that it is possible to achieve using a lime based mix is around 10-18 newtons/mm². This exceeds the strengths needed in domestic construction by a considerable margin of safety.

Using the British hydraulic lime, the tests we have commissioned show the following results:

Age (days)	Compressive Strength (N/mm ²)	Density (kg/m ³)
28	4.5	1430
56	8.5	1430
84	11.3	1440

Method of determination: results of standard test cube BS 1881 Part 4:1985. Method of determination: results of standard test cube BS 1881 Part 4:1985.

Sample	Flexural Strength (N/mm ²)	Density (kg/m ³)
18mm Saw Sample 1	0.5	1390
23mm Saw Sample 2	1.1	1410

Method of determination: results of standard test cube BS 1881 Part 4:1985. Method of determination: results of standard test cube BS 1881 Part 4:1985. Method of determination: results of standard test cube BS 1881 Part 4:1985.

are contraction/expansion joints necessary?

Our research has shown that the considerations applicable to cementitious concrete with regard to expansion joints are not applicable to lime based concrete. Hydraulic lime concrete will hydrate during the initial chemical reaction and limecrete has a good flexural strength to compressive strength ratio. These properties mean that huge savings can be made in terms of the labour and equipment usually required to fabricate dowelled and induced contraction joints in cement concrete ground bearing slabs.

can it be used with underfloor heating?

If under floor heating is to be included in the floor system, then a further layer of material is specified - this is the plaster/screed layer which provides a thermal store for the heat distributed through the pipe work.

Heat loss though the floor is controlled by the insulation layers beneath (as detailed above). No other insulation material is required beneath the screed but it is advised that you use suitable edge insulation where the screed meets any external or insulated masonry.

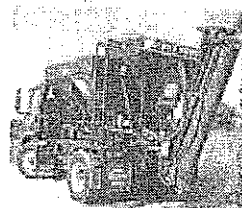
Installation

No special skills are required for installing the limecrete flooring system. It is not unlike laying a conventional cement-based concrete floor, a contractor with experience in laying floors should be willing and able to do it. Excavation, layer depths and full installation instructions are supplied with the limering compounds. Ty-Mawr is renowned for its product support, providing free telephone support and site visits if necessary.

For larger floors, we have a range of mixers and silos available for hire to speed up the mixing process and work with with several experienced installation contractors, please contact us for details.

Concrete is the most common construction material used in the world. Cement is the principal ingredient in concrete. Producing one tonne of cement results in the emission of approximately one tonne of CO₂, created by fuel combustion and the calcination of raw materials. Cement manufacturing is a source of greenhouse gas emissions, accounting for approximately 7% to 8% of CO₂ globally. The cement industry has made significant progress in reducing CO₂ emissions through:

- process improvements and efficiency, but further improvements are limited because CO₂ creation is inherent to the basic process of calcinating limestone.
- Lime is cured at a lower temperature and has a higher free water content than cement so that the carbon dioxide reabsorption of lime is greater than that of cement.
- Importantly, it also allows the floor to be recycled at the end of its useful life. This also helps to address some of the concerns we have about the level of construction waste going to landfill. In the UK this is currently 70-80 million tonnes per year - completely unsustainable!



all job mixing truck

"Thanks for your help in organising the materials. I'm very satisfied with the results of the floors. They were much easier than I thought to lay - and much cheaper than the quote I got from other people."

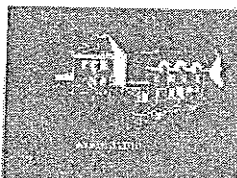
DEL MITCHELL-DEVINE

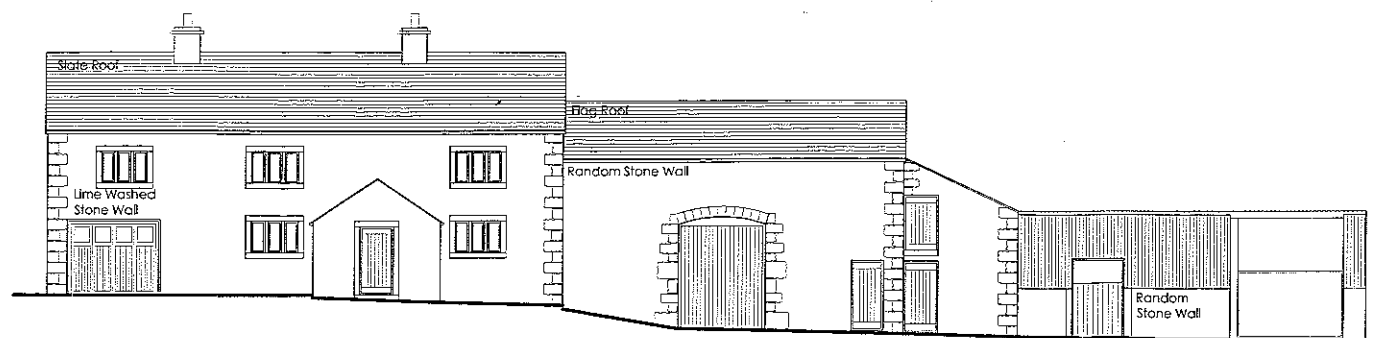
Distribution warehouse: Unit 12, Brecon Enterprise Park, Brecon, Powys, LD3 6GT

Tel: 01874 611500 Fax: 01874 658802 email: ty-mawr@limering.org.uk www.limering.org.uk

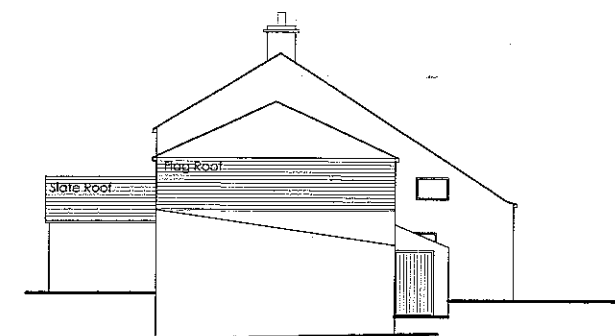
For further information on any product or system in this leaflet or to keep up with developments at Ty-Mawr, please visit our website www.limering.org.uk and register for regular updates!

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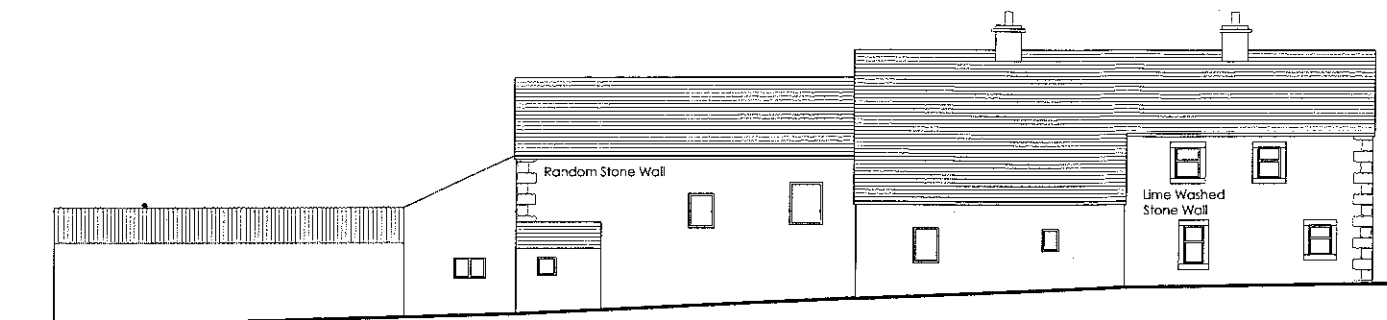




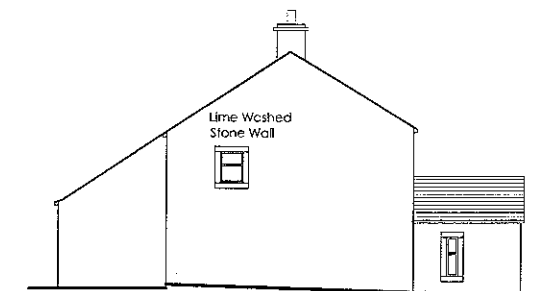
South East Elevation



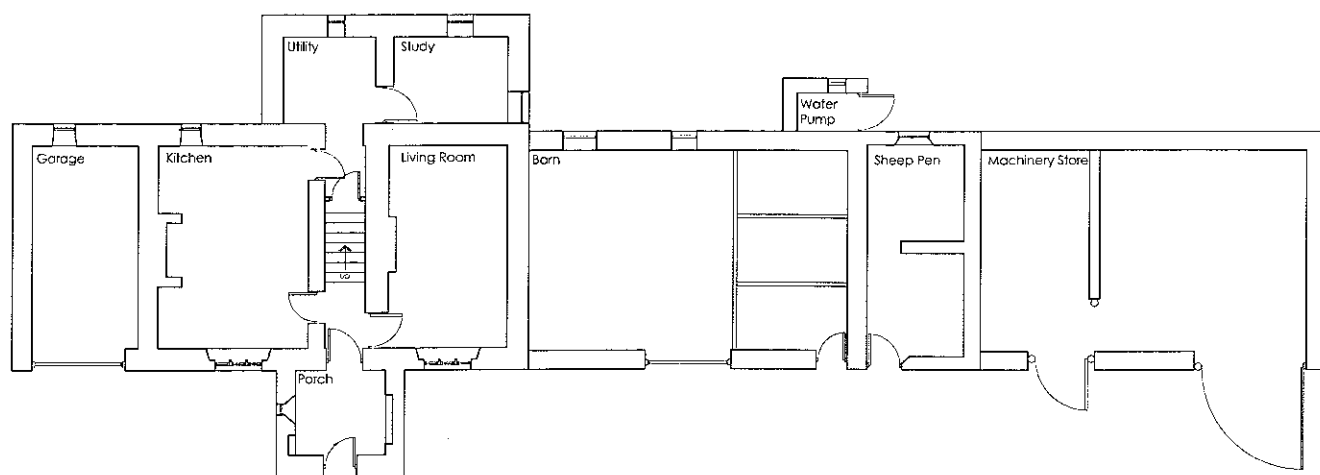
North East Elevation



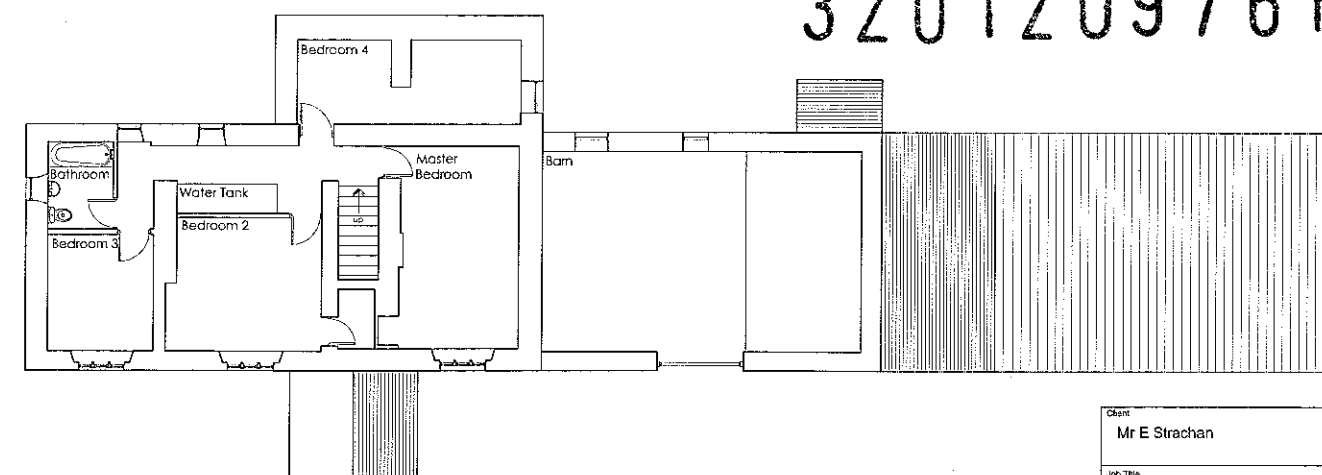
North West Elevation



South West Elevation



Ground Floor Plan



First Floor Plan

320120976P

Client
Mr E Strachan

Job Title
Proposed Extension of Habitable
Accommodation into Machinery Store
Merrybent Hill Farm
Callow Road
Slaughton
BB7 3AQ

Drawing Title
Existing Plans and Elevations

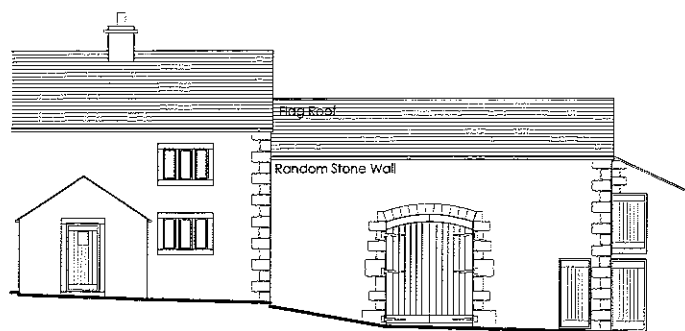
Scale
1:100 @ A1

Date
19/08/10

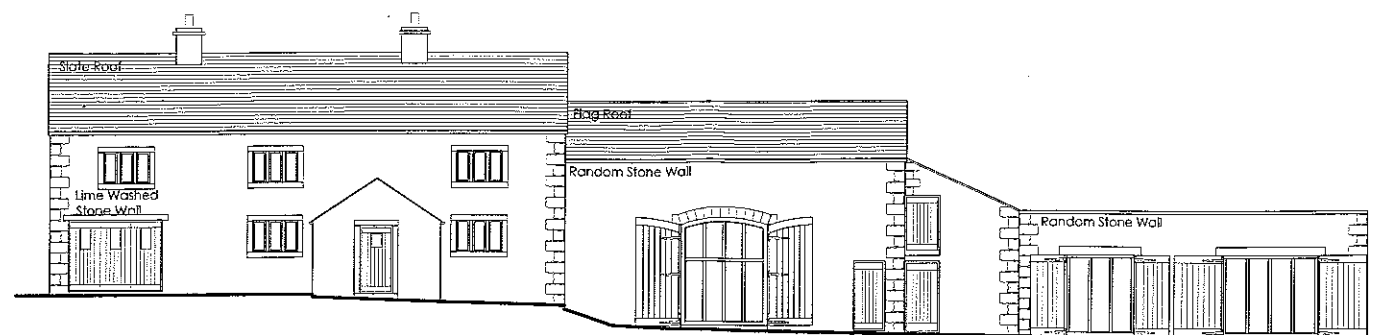
Drawn
A Harrison

spa
SUNDERLAND PEACOCK ARCHITECTS
SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELBINE, FAIRFOLD ROAD, CULTERGE
LANCASHIRE, BB7 3AQ
TEL: 01204 471111 FAX: 01204 471112
WWW.SUNDERLANDPEACOCK.COM

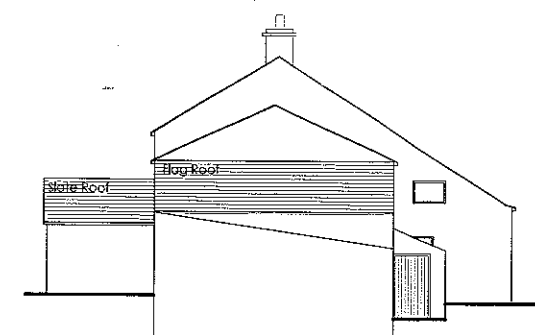
4282-01



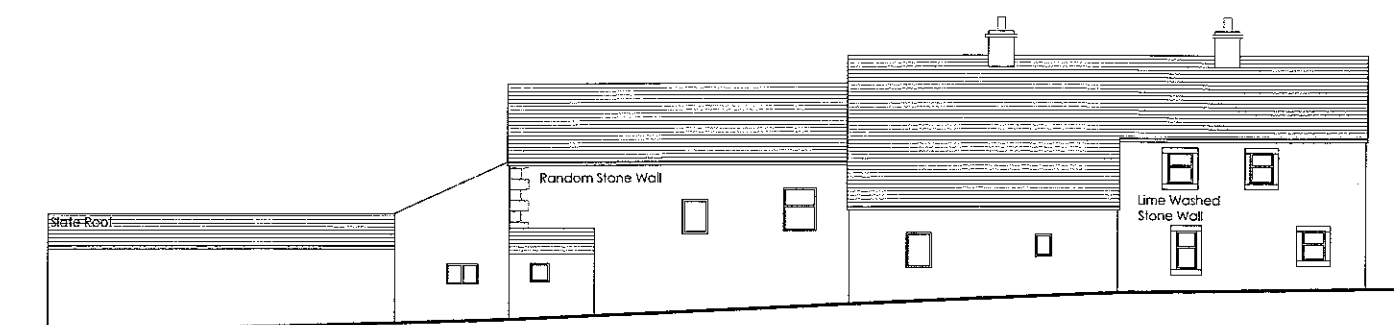
Part South East Elevation
Indicating barn doors in closed position



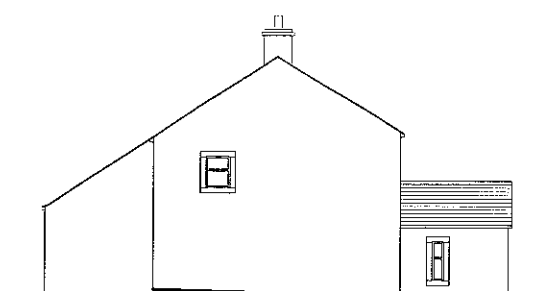
South East Elevation



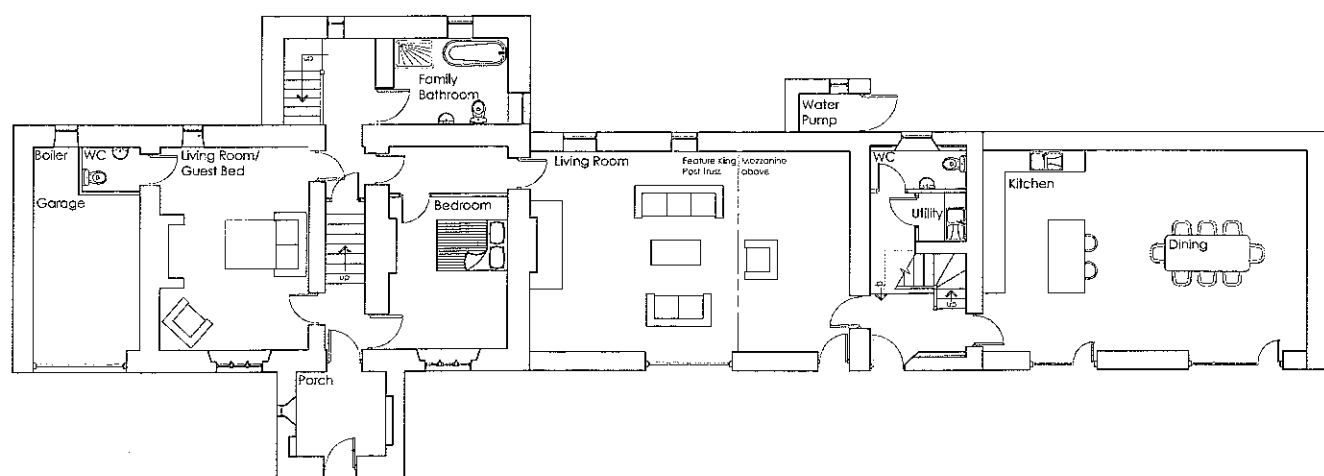
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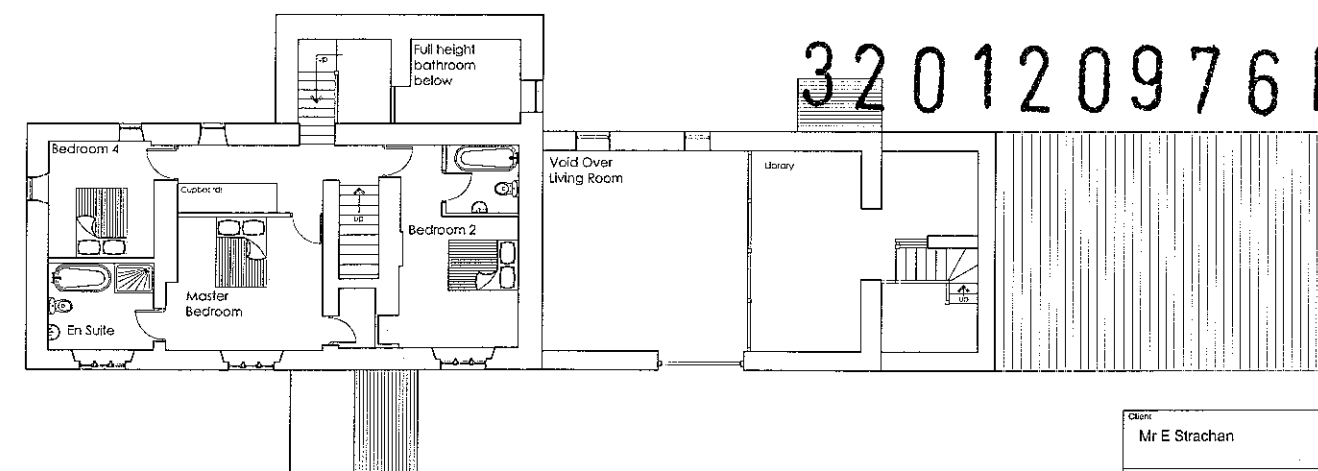
North West Elevation



South West Elevation



Ground Floor Plan



First Floor Plan

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Drawing Title
Proposed Plans and Elevations

Scale
1:100 @ A1

Date
05/09/12

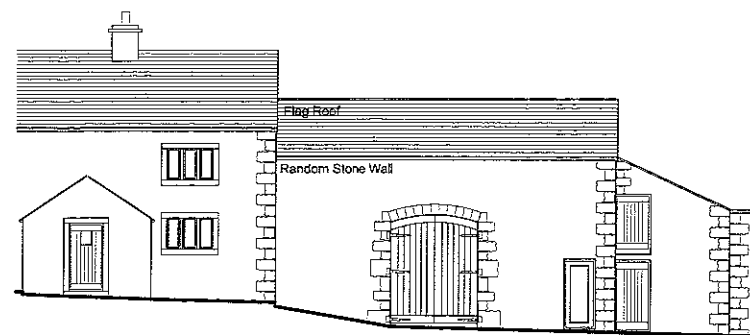
Drawn
A Harrison

spa
SUNDERLAND PEACOCK ARCHITECTS

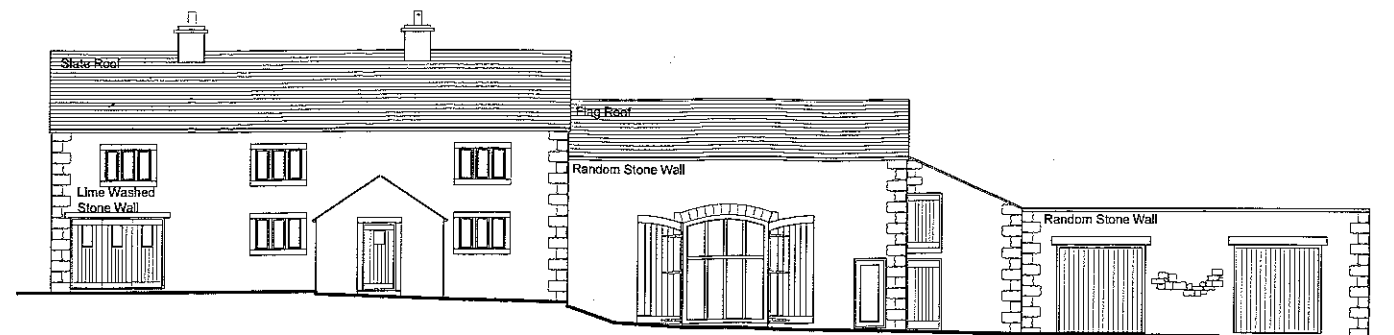
SUNDERLAND PEACOCK & ASSOCIATES LTD.
HARRISON ROAD, OUTHWICK
LONDON, SE17 7AD
TEL: 020 7437 1111 FAX: 020 7437 1112
E: info@sunderlandpeacock.com
W: www.sunderlandpeacock.com



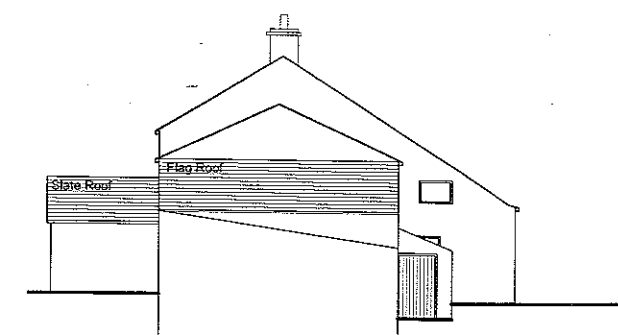
4282-02



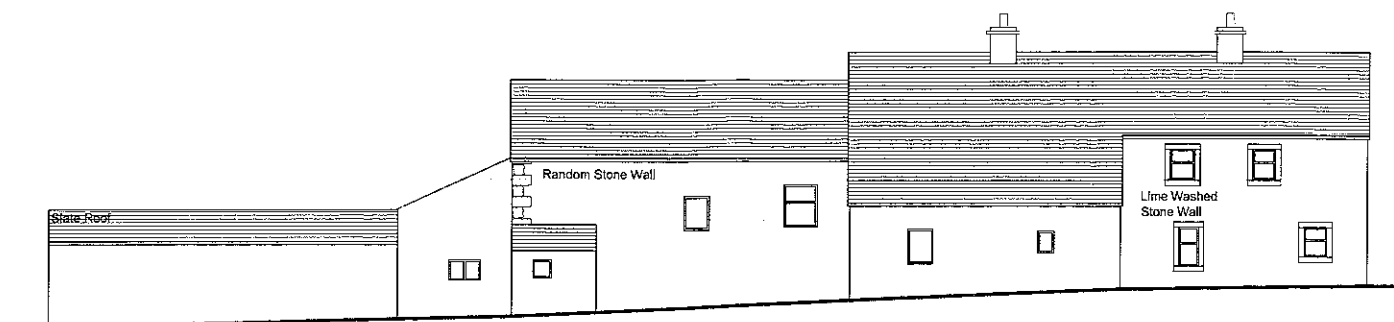
Part South East Elevation
Indicating barn doors in closed position



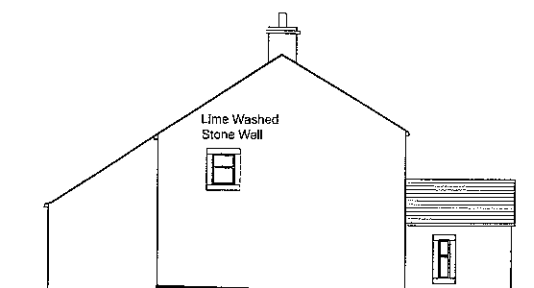
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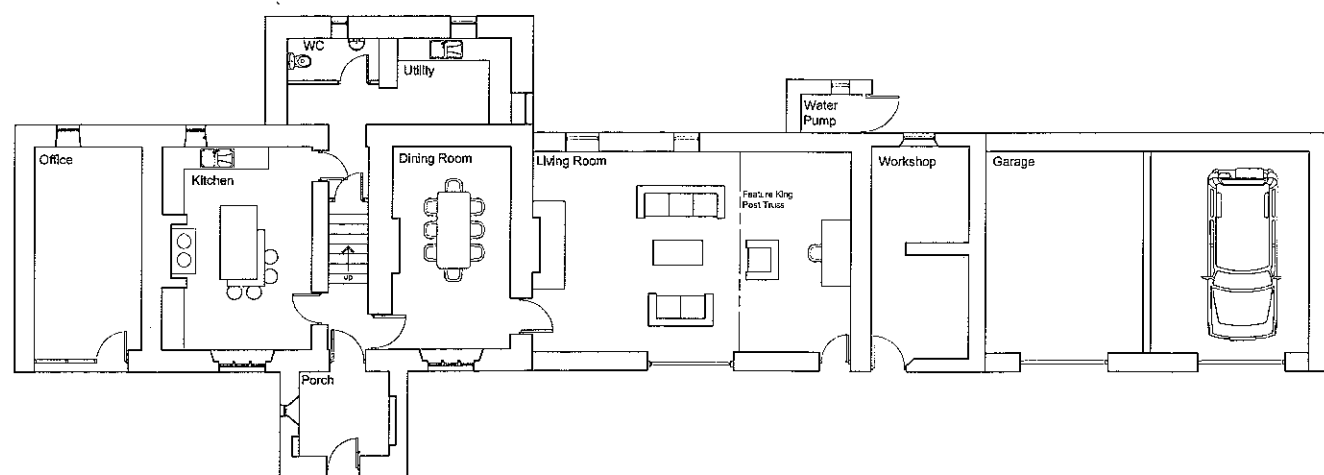
North East Elevation



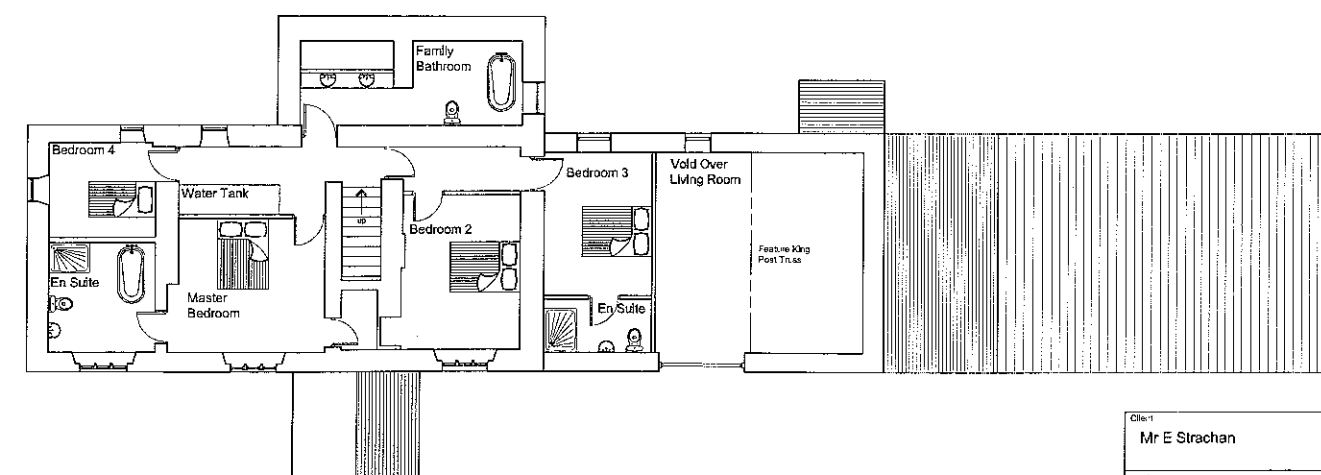
North West Elevation



South West Elevation



Ground Floor Plan



First Floor Plan

320120976 P

Mr E Strachan
 Job Title
 Proposed Extension of Habitable
 Accommodation into Machinery Store
 Merrybent Hill Farm
 Callow Road
 Skelbourn
 BB7 3AQ

Drawing Title
 Previously Approved Scheme

Scale
 1:100 @ A1

Date
 19/08/10

Drawn
 A. Harrison

spa
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