



RIBBLE VALLEY  
BOROUGH COUNCIL

31 OCT 2012

FOR THE  
ATTENTION OF

For office use only

Application No: 320120985 P

Date received

Fee paid £

Receipt No:

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

Application for listed building consent for alterations,  
extension or demolition of a listed building.  
Planning (Listed Buildings and Conservation Areas) Act 1990

**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:		Surname:	
Company name:	53N				
Street address:	c/o agent				
Town/City:					
County:					
Country:					
Postcode:					
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant?					
					<input checked="" type="radio"/> Yes <input type="radio"/> No

**2. Agent Name, Address and Contact Details**

Title:	Miss	First Name:	Jen	Surname:	Popplewell
Company name:	Indigo Planning				
Street address:	Indigo Planning				
	Lowry House				
	17 Marble Street				
Town/City:	Manchester				
County:	Greater Manchester (Met County)				
Country:	United Kingdom				
Postcode:	M2 3AW				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
jen.popplewell@indigoplanning.com					

**3. Description of Proposed Works**

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

The removal of two redundant extract flues together with their supporting steelwork and cable stays.

Has the work already started without planning permission?	<input checked="" type="radio"/> Yes <input type="radio"/> No	If Yes, please state the date when the work started:	22/10/2012
Has the work already been completed without planning permission?	<input checked="" type="radio"/> Yes <input type="radio"/> No	If Yes, please state the date when the work was finished:	22/10/2012

#### 4. Site Address Details

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

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Former HJ Berry and Sons		
Street address:	Kirk Mill		
Town/City:	Chipping		
County:	<input type="text"/>		
Postcode:	PR3 2RA		

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

Easting:	<input type="text" value="361983"/>
Northing:	<input type="text" value="443606"/>

Description:

Kirk Mill

#### 5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☐ Yes ☒ No

#### 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):

Officer name:

Title:  First name:  Surname:

Reference:

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

Details of the pre-application advice received:

Pre-application advice with Adrian Dowd and Dave Hewitt: please see covering letter

#### 7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

Ongoing communication with local Councillor Simon Hore

#### 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

#### 9. 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:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted drawings or plans?

☐ Yes ☒ No

#### 10. Demolition

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

☐ Yes ☒ No

**11. Listed building alterations**

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Do the proposed works include alterations to a listed building?

☐ Yes ☒ No**12. 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**13. Immunity from Listing**

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

☐ Yes ☒ No**14. 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**15. Certificates (Certificate A)****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.Title:  First name:  Surname: Person role: Declaration date: ☒ Declaration made**16. 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

320120985 P

indigo

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

By Planning Portal and post

30 October 2012

let.036.JP.JP.15780001

Dear Sir/Madam

**LISTED BUILDING CONSENT APPLICATION  
KIRK MILL, FORMER HJ BERRY & SONS SITE, CHIPPING**

On behalf of our client, 53N, we have submitted an application for Listed Building Consent seeking part demolition at the above site. The application relates to the removal of two redundant flues together with their supporting steelwork and cable stays, which are attached to Kirk Mill.

**Site context**

The application site comprises Kirk Mill, a Grade 2 Listed Building previously occupied by furniture firm HJ Berry and Sons. The mill forms part of a wider complex of buildings associated with the former operation of the factory, which lie to the north of the village of Chipping.

Kirk Mill is a traditional three storey stone mill with timber framed single glazed windows and a pitched timber roof. It contains a former waterwheel, wheelpit and associated water management system. The application for Listed Building Consent relate only to demolition of a flue located within the forecourt of the building. The mill and its curtilage are shown in **Supporting Image 1** and **2**.

**Proposal**

Listed building consent is sought to dismantle, remove and dispose of the redundant flue and auxiliary flue situated within the forecourt of the mill. The flues are not listed in their own right, rather are listed by association being located within the curtilage of the listed building. The location of the flues is shown clearly in **Supporting Image 2**.

This application is sought retrospectively. The flues were dismantled on 22 October 2012 due to imminent health and safety concerns surrounding the stability of the flues. **Supporting Images 3** and **4** show the operations taking place. A method statement and risk assessment were carried out prior to the removal of the flues and, importantly, the works were discussed with the Council in advance.

Indigo Planning Limited

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London SW18 4UE

Also in London, Leeds  
and Dublin

**Justification**

At a recent meeting between the applicant and the Council's Conservation and Countryside officers (Adrian Dowd and Dave Hewitt), it was agreed that the extract flues, supporting steelwork and cable stays were an imminent health and safety issue. It was recommended that demolition commence promptly.

The demolition of the flues was necessary due to health and safety concerns arising from the extract flues. This health and safety concern arose due to one of the trees within the vicinity of the mill falling onto the flue and subsequently breaking the supporting cable. This left the flue susceptible to collapse, posing a significant health and safety risk.

Furthermore the damage to the supporting cable has pulled out a quoin out of the corner of the Mill. If left, this damage to the listed building would have worsened, damaging the building further. The dismantling of the flues took place on 22 October 2012.

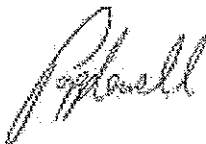
**Application Package**

The application for Listed Building Consent has been submitted via Planning Portal (reference: PP-02266006) and comprises the following information:

- Application form and certificates;
- Site location plan (ref: 05024 MP\_00\_010);
- Existing plan showing approximate location of flue (ref: 05024 B1\_P\_00\_GA\_SK001);
- Elevations showing location of flue (ref: 12624/108\_E(1));
- Proposed plan showing flue and machinery (ref: Diagram 1);
- Photographic evidence in supporting images; and
- Method Statement and Risk Assessment (dated 3/10/12).

I trust this is clear and look forward to receiving confirmation of validation of this application. In the meantime, please do not hesitate to contact me if you have any questions.

Yours faithfully



Jen Popplewell

Enc: As stated above  
cc: 53N

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5plus architects are to be advised of any variation between drawings and site conditions.

Electronic plan drawings issued as 'read only' and should not be integrated for mass content.  
All dimensions and levels should be read only from those values stated in text, on the drawings.

KEY PLAN:

320120985P



REV: DATE: DETAILS:



5th Floor  
Grange House  
17-27 John Dalton Street  
Manchester  
M2 6FW  
+44 (0)161 834 0552

5plus architects

www.5plusarchitects.com

PROJECT:  
Chipping  
Masterplan

TITLE:  
Chipping  
Red Line - Kirk Mill

SCALE: 1:1250@A3 DATE: 30/10/12 DRAWN: JDH CHECKED: ATH

STATUS:  
Information

DRAWING NO:  
05024 MP\_00\_010

REV:

Architect are | Masterplanning | Interiors | Graphics | Branding

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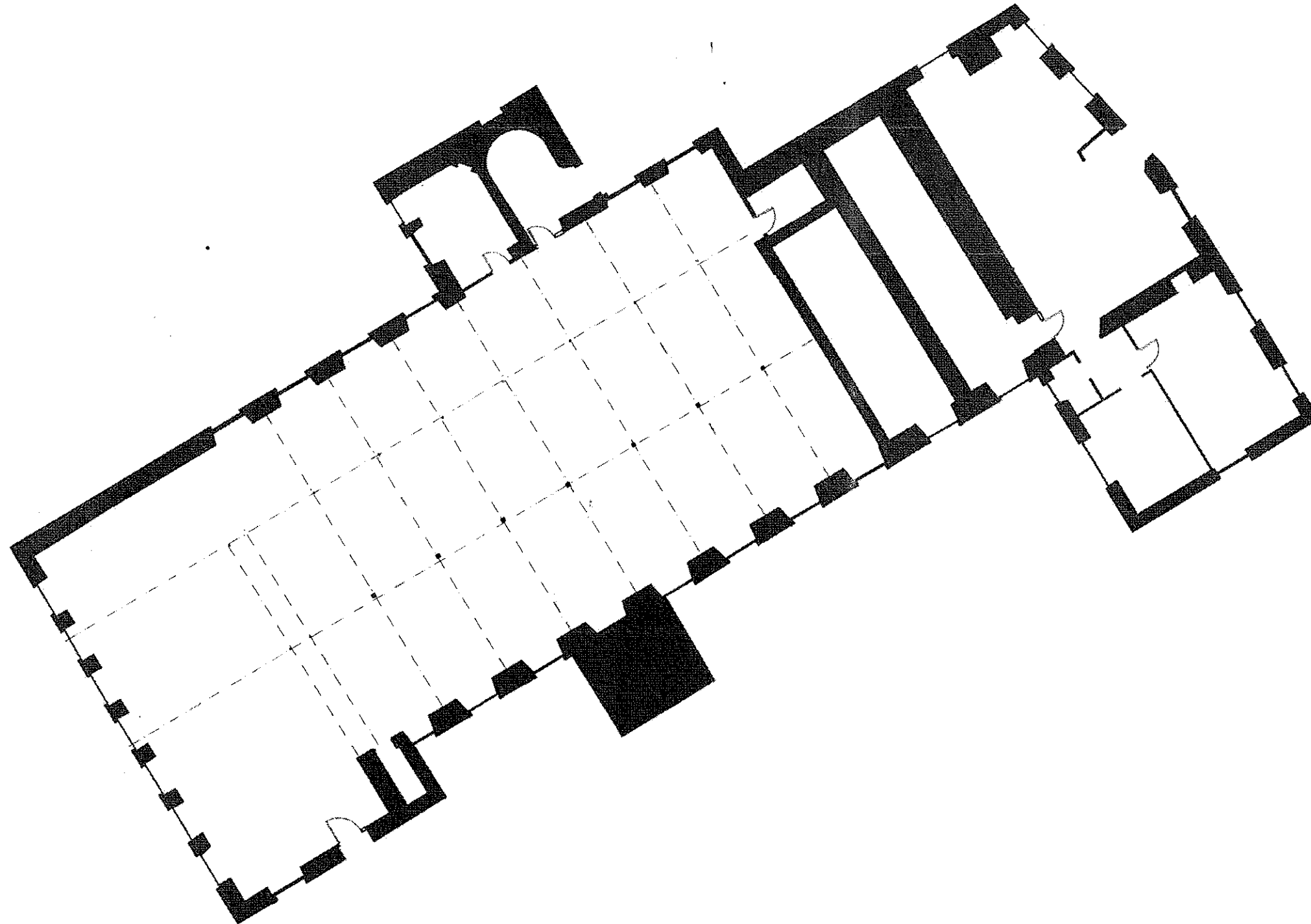
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All dimensions and levels should be 'read only' from those values stated in text, on the drawings.

KEY PLAN:

320120985 P



REV: DATE: DETAILS:



X  
APPROXIMATE  
LOCATION OF  
FLUE

5plus architects

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Grange House  
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Manchester  
M2 6FW

+44 (0)161 834 0552

www.5plusarchitects.com

PROJECT:

Chipping  
Masterplan

TITLE:

Kirk Mill  
Existing Ground Floor Plan

SCALE: DATE: DRAWN: CHECKED:

1:150 @ A3 18/07/11 JPB AT

STATUS:

Information

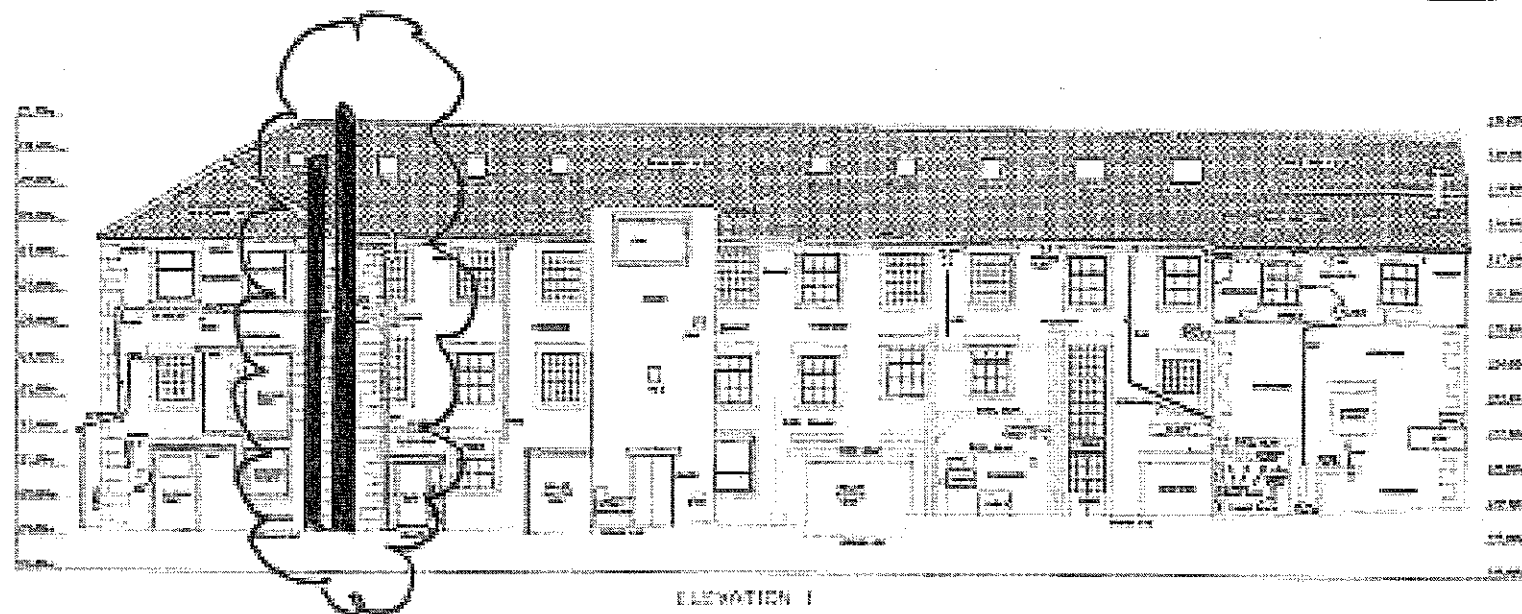
DRAWING NO:

05024 B1\_P\_00\_GA\_SK001

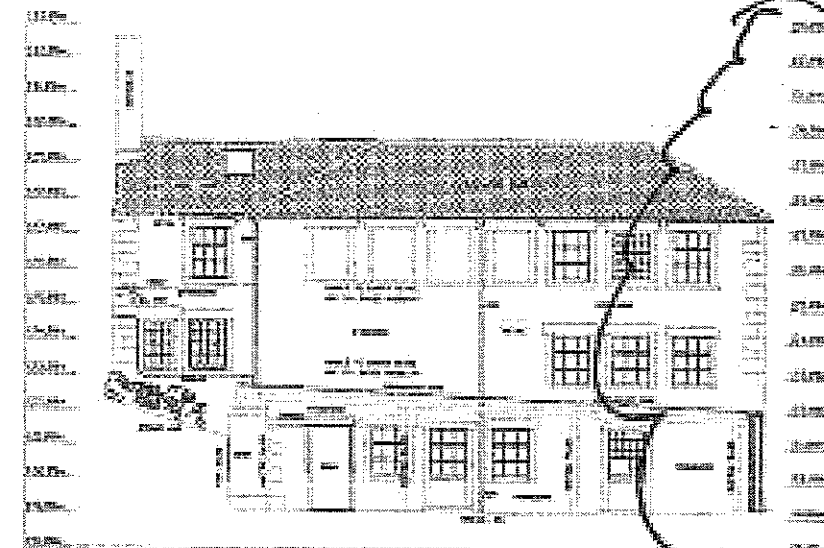
REV:

-

Architecture | Masterplanning | Interiors | Graphics | Branding



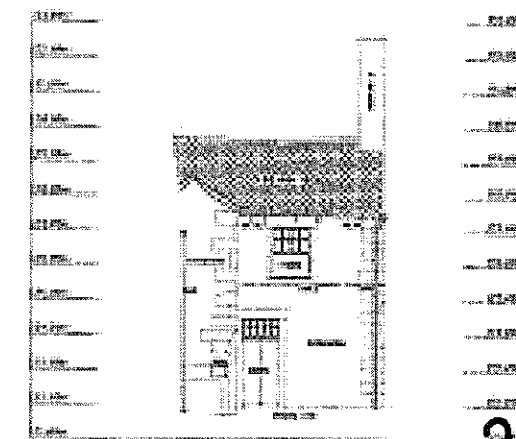
ELEVATION 1



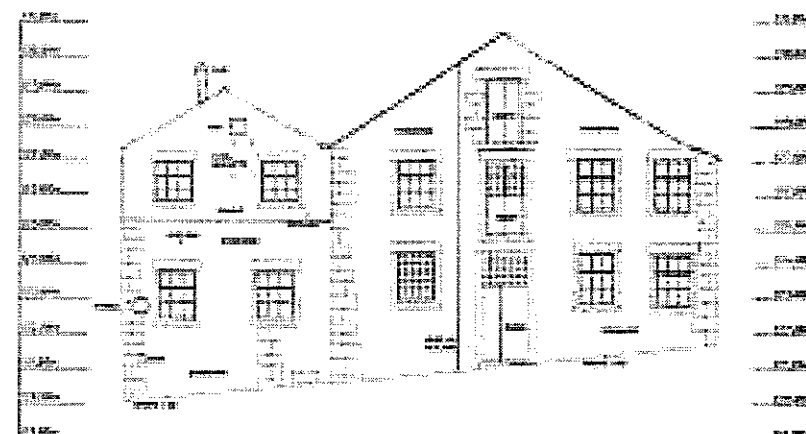
ELEVATION 2



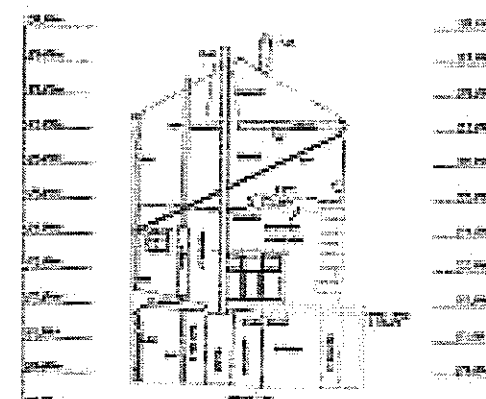
ELEVATION 3



ELEVATION 4



ELEVATION 5



ELEVATION 6

NOTE:  
This drawing is the property of Met Surveys Ltd and is not to be used for any other purpose without the written consent of Met Surveys Ltd.

Scale: 1:100

DATE: 12/03/03

PROJECT: 12524-103

CLIENT: H J BERRY & SONS, KIRK MILLS, CHIPPING, PRESTON.

DESCRIPTION: ELEVATIONS 1-6

12524-103

320120985P

Met		SURVEYS	
Met Surveys Ltd Chipping Wood Preston Road Chipping, Preston Lancashire PR1 1JH		Tel: 01773 720 800 Fax: 01773 720 801 Email: info@met-surveys.com Web: www.met-surveys.com	
Name: GROWFEN TURNBULL BOOTH			
By: H J BERRY & SONS, KIRK MILLS, CHIPPING, PRESTON.			
Title: ELEVATIONS 1-6 KIRK MILL			
Drawn by:	Checked by:	Scale:	Sheet No:
12524-103	12524-103	1:100	1
12524-103			1



DIAGRAM 1A.

MAX LIFT - 500Kb

MAX RADIUS - 20M

CRANE - DEMAG AC40-1

CRANE BOOM  
WORK AREA

REDUNDANT FLUES

ACCESS PLATFORM BOOM  
WORK AREA

STEEL CLAD BUILDING

ACCESS  
PLATFORM

RIVER

WORK AREA

800x800mm POOLS

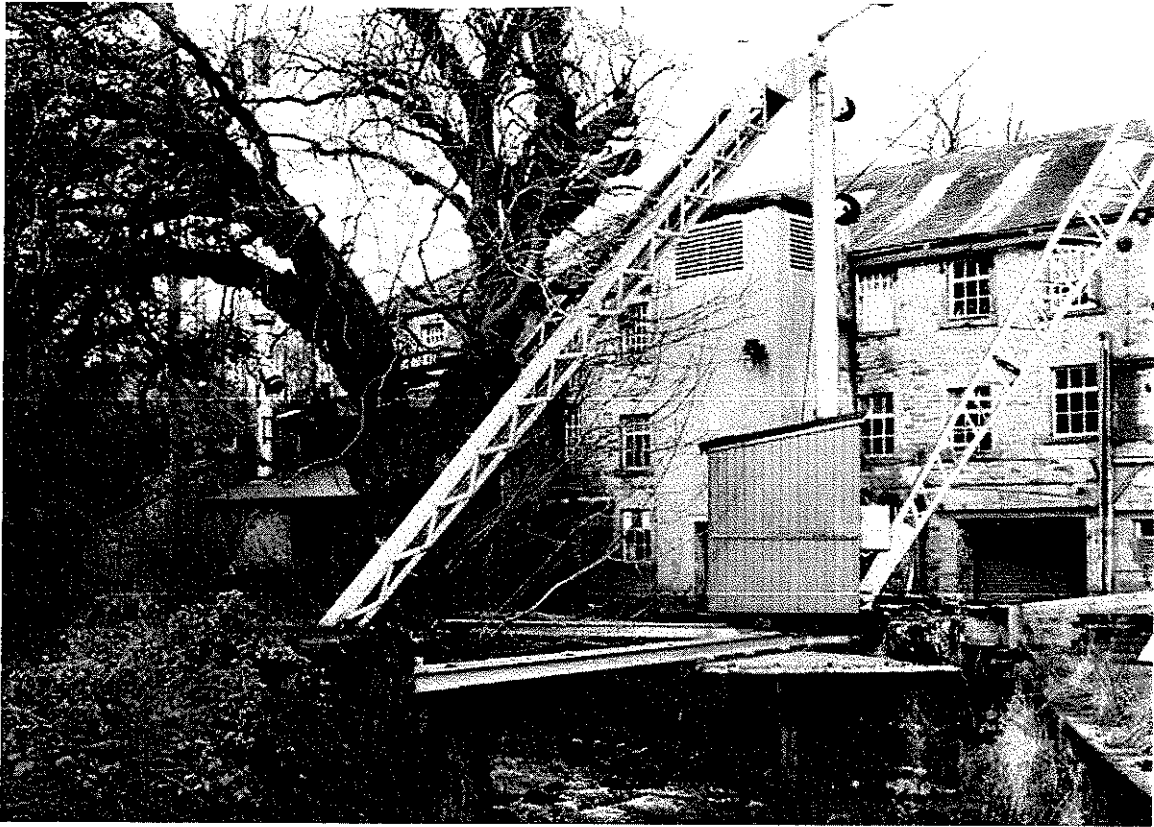
CRANE  
(DEMAG AC40)

MILL

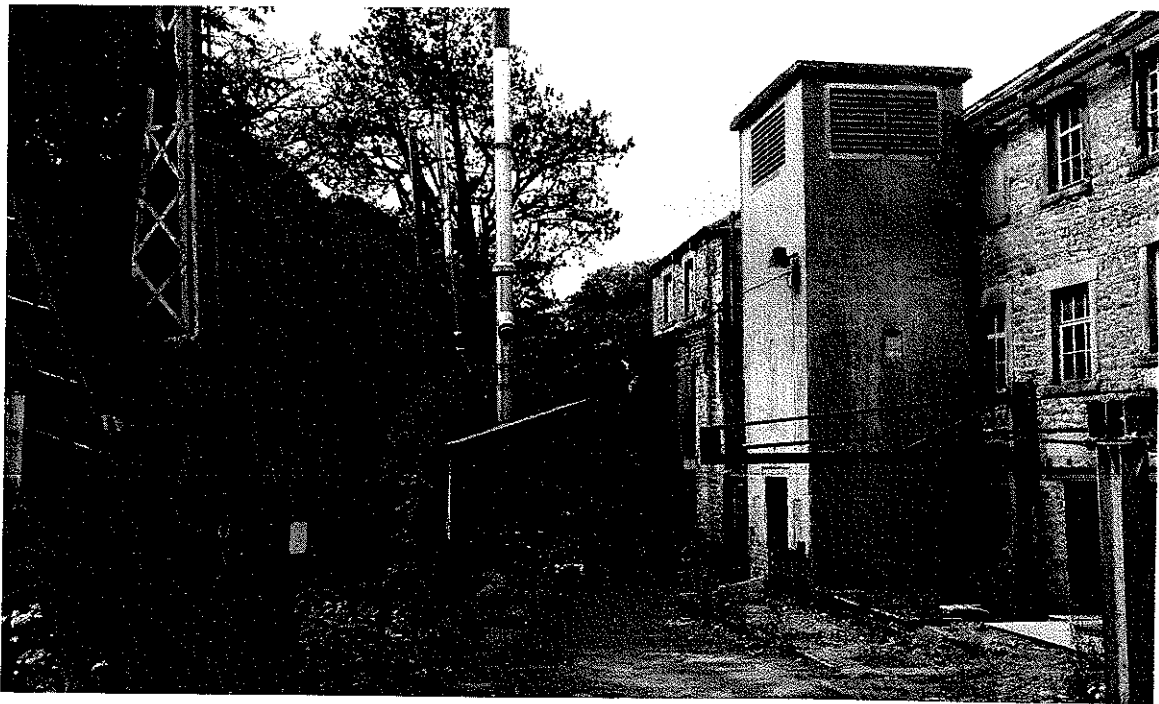
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ACCESS GATES





Supporting Image 1 – Kirk Mill and its curtilage



Supporting Image 2 – Location of flue

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Supporting Image 3 – Removal of flue



Supporting Image 4 – Removal of flue

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