

4. Site Address Details

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

House:		Suffix:	
House name:	B M I Gisburn Park Hospital		
Street address:	Gisburn Park Estate		
	Gisburn		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 4HX		

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

Eastings:	382535
Northing:	449706

Description:

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:

7. Neighbour and Community Consultation

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

☐ Yes ☒ No

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:

Description of proposed materials and finishes:

Boundary treatments - add description

Description of existing materials and finishes:

Description of proposed materials and finishes:

9. Materials (continued)

Others - add description

Other

Description of existing materials and finishes:

ALUMINIUM

Description of proposed materials and finishes:

ALUMINIUM

Are you supplying additional information on submitted drawings or plans?

☐ Yes ☒ No

320121014P

10. Demolition

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

☐ Yes ☒ No

11. 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):

86909 PAGE 3/C, PAGE 7/C, PAGE 9/C

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.

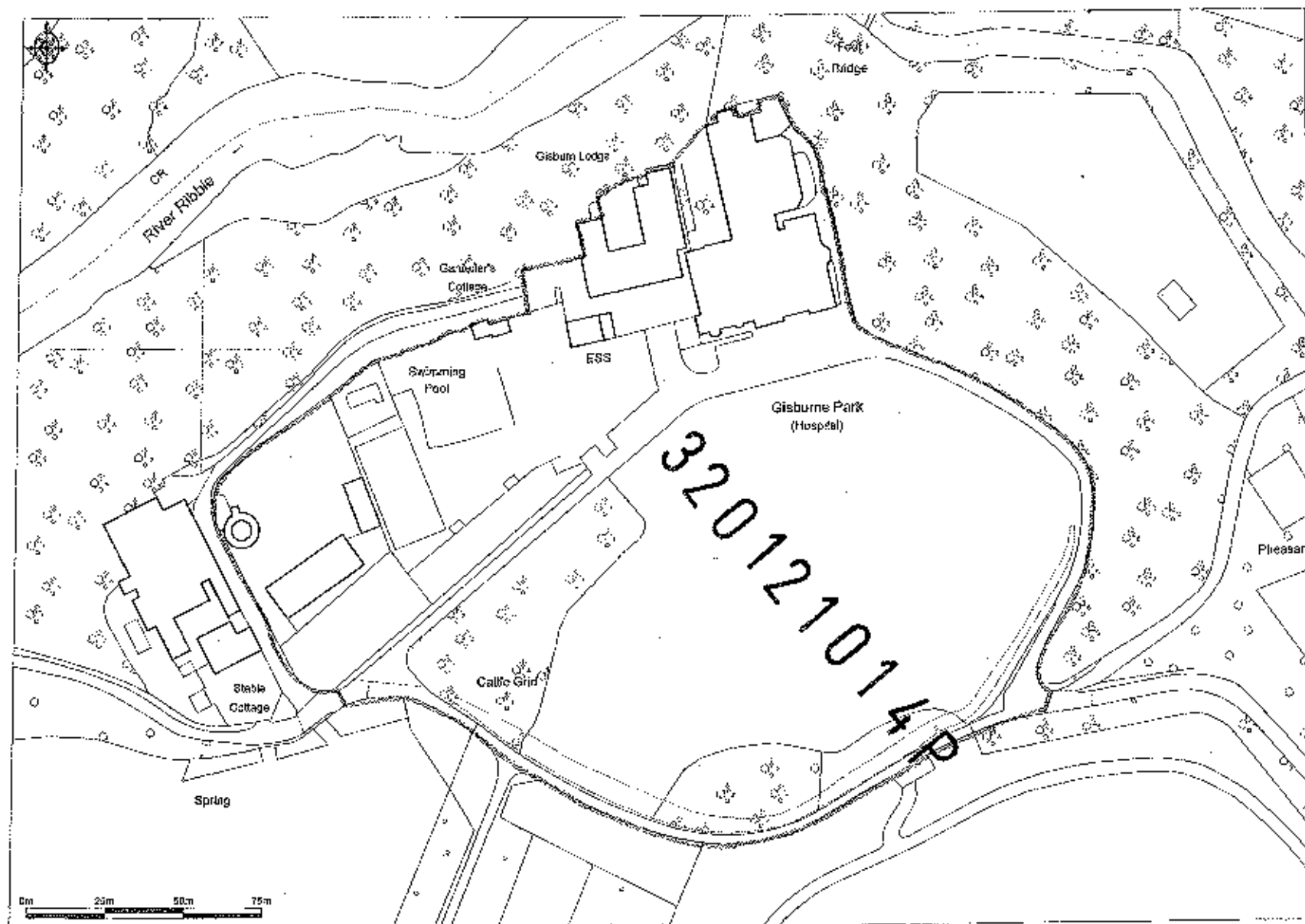
Title: First name: Surname:

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





BMI Healthcare

THE CONSULTANTS' CHOICE

320121014P

Gisburne Park Hospital
Park Road
Gisburne
Lancs
BB7 4HX

asg

EXTERNAL SIGNGAGE PACKAGE

Project Number: 86909

Revision C

24-02-11

A hand-drawn map of Gispurte Park (Hospital) showing various buildings and landmarks. The map includes labels for 'Gispurte Lodge', 'Gardner's Cottage', 'BMI', 'EES', and 'Foot Bridge'. There are also several circular markers with letters inside, possibly indicating specific points of interest or evidence. The map is drawn on a grid of lines.

Not shown on plan:



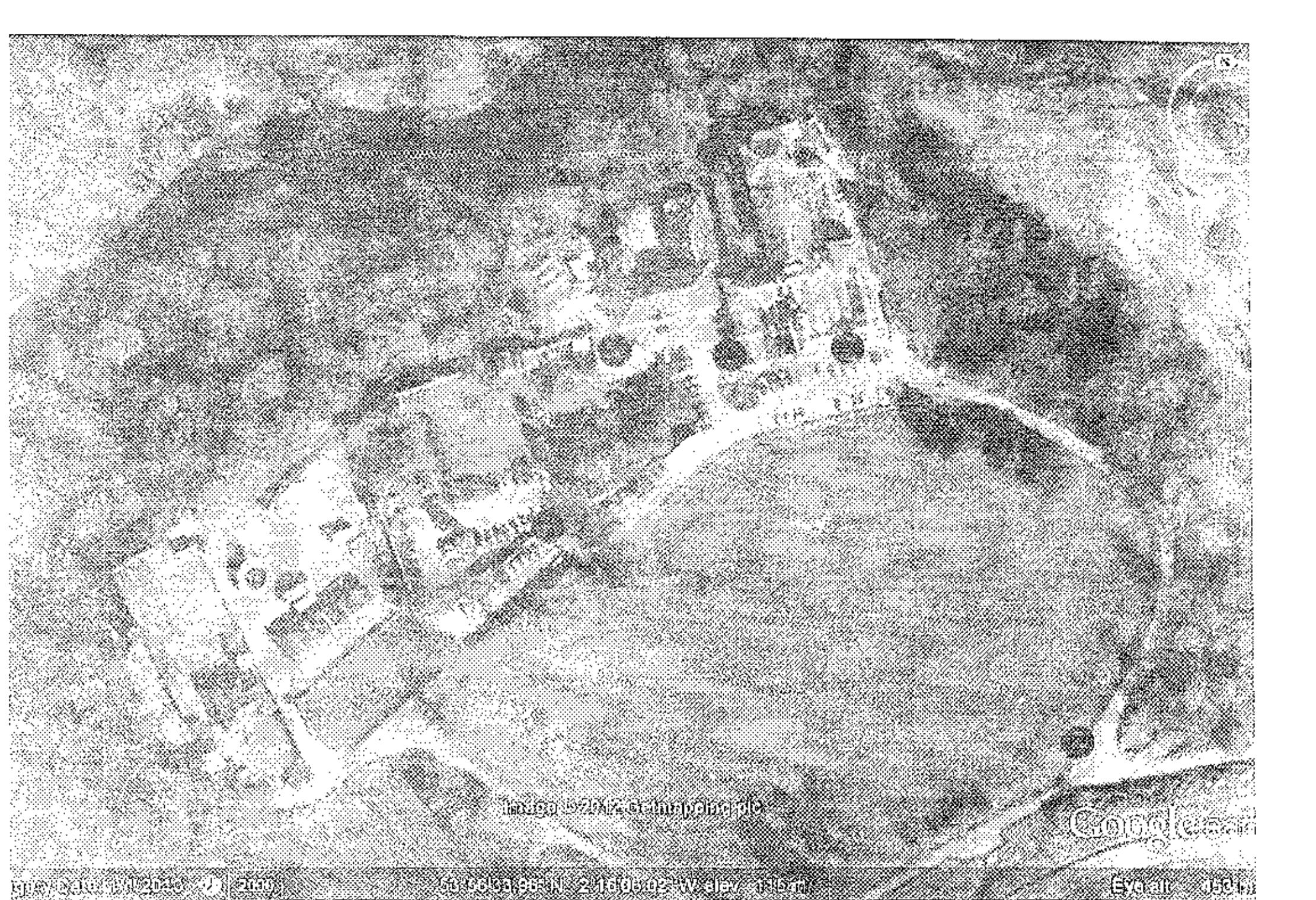


Image 07/12/12 - 01/12/12

Google Earth

Image 07/12/12 - 01/12/12

51.063496°N 2.160802°W elev. 115m

Eye alt 115m



WALSINGHAM PLANNING
SPECIALIST PLANNING & DEVELOPMENT CONSULTANTS
Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR
T 01628 532244 F 01628 532255 E boune.eid@walsinghamplan.co.uk
www.walsinghamplanning.co.uk

320121014P

GISBURNE PARK HOSPITAL

**PLANNING DESIGN & ACCESS
AND HERITAGE STATEMENT**

NOVEMBER 2012

1. BACKGROUND

1. Applications were made in 2011, for signage at Gisburne Park Hospital, 3/2011/0117 under the Advertisement Regulations and 3/2011/0260 for Listed Building Consent. The former resulted in a split decision, with ten signs approved and seven refused. The latter was approved, although a condition was used to qualify the decision by withdrawing the approval in respect of the same seven conditions.
2. Subsequent to these decisions the applicants sought clarification from the LPA as to the manner in which the refused signs "would be unduly harmful to the character and significance of the listed building", as described in the decision notices. They also questioned whether some of the signs affected the character of the building, thereby making LBC unnecessary, or benefitted from deemed consent under the Advert Regs. The LPA's response took longer than the time allowed for an appeal under the Advertisement Regulations and was then inconclusive.
3. The applications now submitted are made in respect of the refused signage, excepting signs 1 and 51, which were to be displayed inside the building and which were only part of the listed building application. They are prefaced by the assertion that, for reasons set out below, some or all of the signs do not actually require permission under the Advert Regulations and/or The Planning (LB & CA) Act 1990.

THE PROPOSED SIGNS

4. Sign C – the sign measures 1.07m x 0.61m (0.65 sq. m) and would be fixed to railings within the grounds of the hospital. It would be a directional sign, assisting visitors in finding the entrance to the building.
5. The hospital is a private facility and is not, therefore, on land to which the public have a right of access. It is enclosed land to which, under Class A of Schedule 1 of the Advert Regulations, the need for approval under Part 3 (Express Consent) does not apply. Although permission was sought under application 3/2011/0117, it was not necessary. The LPA should, therefore, have confirmed that this was the case and not proceeded to determine it. The application invites this confirmation now.

6. Under S7 of the Planning (LB & CA) Act 1990, listed building consent is not required for works which do not demolish, extend or alter a listed building in such a way as to affect its character as a listed building. While pre-1948 structures within the curtilage of a listed building are treated in the same way as the building itself, the metal railings to which Sign C is to be attached is neither a listed building nor a curtilage building/structure. Permission for the sign is not required under S7 as the proposal does not demolish, extend or alter a listed building.
7. New legislation (Enterprise and Regulatory Reform Bill/Act) will amend S26 of the Planning (LB & CA) Act so as to allow formal rulings on the need for LBC. This application anticipates that facility and invites the LPA to confirm that Sign C does not require LBC.
8. Sign G1 – the sign is to measure 0.36m x 0.60m (0.22 sq. m). Fixed to a column at the main entrance of the building, it will identify the presence of the reception. The aluminium sign will be fixed to the wall by screws drilled into the mortar joints.
9. Under the Advert Regulations the sign does not need express consent for a number of reasons, as follows:
 - It is on enclosed land (Class A, Schedule 1)
 - It is smaller than 0.3 sq. m and relates to the building on which it is displayed for the purpose of identification (Class 2A, Schedule 3).
 - It is smaller than 1.2 sq. m and relates to a medical facility, with no other signs benefitting from deemed consent at this entrance (Class 2C, Schedule 3)
 - It relates to the goods/services provided on business premises (Class 5, Schedule 3).
10. Whether or not the sign needs LBC depends on two questions – does it alter the listed building and, if so, does the alteration affect the character of the building as a whole? The applicants invite the LPA to conclude that the answer is “no” to both questions.

11. Signs G2 and G3 – the signs are smaller ($0.1\text{m} \times 0.1\text{m} = 0.01 \text{ sq. m}$), the same size as the doorbell casing next to which they would be fixed. One invites use of the bell by visitors needing assistance and the other identifies the building as one in which smoking is prohibited.
12. As with Sign G1, the signs do not need Advert Regs approval under Class A of Schedule 1 and/or Class 2A of Schedule 3.
13. As with Sign G1, the signs to not affect the character of the listed building.
14. Sign I – Sign I is a disclaimer notice to be displayed within the visitor car park. It would measure $0.3\text{m} \times 0.4\text{m}$ (0.12 sq. m). As with other signs, the sign may be displayed without the need for express consent. It is to be located on enclosed land, not readily visible from outside the site and on land to which there is no public right of access (Class A, Schedule 1). It is a sign displayed for the purpose of warning and is below the 0.3 sq. m threshold (Class 2A, Schedule 3). It is to be displayed in respect of a medical facility at the premises to which it relates, and is below the 1.2 sq. m allowance (Class 2C, Schedule 3).
15. The wall to which the sign is to be affixed is within the curtilage of the listed building. It is not, however, part of the building itself. The sign does not affect the character of the principal structure, nor does it constitute an alteration or extension to that structure. As such, the applicants take the view that LBC should not be required. Even if a contrary view were taken, there would be no adverse impact on either the listed building or on its protected landscape setting, given the sign's location in a car park and its position on a boundary wall.
16. Sign M – this sign is a directional sign, advising visitors of the route to the overflow car park area. It would be affixed to a brick wall enclosing the car park area. The refused sign was to measure $1.408\text{m} \times 0.22\text{m}$ (0.31 sq. m) and, under Class A of Schedule 1, Parts 2 and 3 of the Advertisement Regulations do not apply to such a sign when, as in this case, it is situated on enclosed land. Under Class 2A of Schedule 3 the sign would be fractionally too large to benefit from deemed consent, where the threshold for directional signage such as this is 0.3 sq. m . As Class A

applies, the deemed consent issue is not relevant, but, if it were, the sign would be reduced in length from 1.408 metres to 1.36 metres, thereby reducing its overall size to 0.299 sq. m.

17. This sign is not on a significant or historic part of the listed building. It does not alter or extend the listed building, and, under S7 of the Planning (LB & CA) Act 1990, does not require listed building consent. If LBC were required, then the sign, which could not be seen from either the garden or the building cannot reasonably be considered to have an adverse impact upon either, so there is, and was, no reason to withhold the permission.
18. Sign N – the sign is of the same dimensions as Sign I (0.12 sq. m) and it too would be fixed to the stone wall, in this case in a more remote location. Its purpose is one of warning and identification, indicating the nature of the car park, so, as above, the sign is either excluded from advert control altogether (Class A, Schedule 1) or it benefits from deemed consent (Class 2A, Schedule 3), probably both.
19. Although it will be fixed to the stone wall, it would be of a modest size, positioned discreetly on a large expanse of wall well away from the principal building. It does not alter or extend the listed building and it does not affect the character of the building, or ancillary structures, as a listed building.

HERITAGE, DESIGN & ACCESS

20. Gisburne Park is a Grade I listed country house of 1727-1736 set within an extensive designed historic landscape which includes a walled garden with gardener's cottage. Pevsner (Building of England: Yorkshire West Riding, 2001) states that the house is 'very plain' from the outside but inside there is plenty of very fine Rococo plasterwork. The list description refers to the interior as having *"very fine Baroque plasterwork by Artari, Quadri and Vassalli in the entrance hall, the drawing room to the right of it, a smaller room behind that, and the stair hall in the west wing. All have elaborate ceilings' with scrollwork compositions apart from the stair hall where the present ceiling, incorporating an oval domed toplight, is of the late C19th. All apart from the drawing room also have enriched wall-panels, those to the stair hall being particularly elaborate, with some bas-relief figures..."*

21. Pevsner also notes that the approach from the south is marked by two charming gate lodges (Grade II* listed) in a fanciful Gothick of c.1800, said to have been designed by the then Lord Ribblesdale and, to the left and right, heavy castellated parapets with short turrets (Grade II listed) marking the entrances of a short railway tunnel.
22. English Heritage has also added Gisburne Park to the National Register of Historic Parks and Gardens for England. A Historic Landscape Management Plan was completed in October 2010. The plan explains the historical development and significance of the landscape, dividing the estate into a series of character areas, identifying important features within the landscape, designed views and defining policies to care for the estate (EH 2011).
23. Oxford Archaeology North have undertaken an archaeological assessment of the walled garden at Gisburne Park. In respect to walled garden survival, the assessment states that the garden has been subject to considerable landscape changes since the estate was broken up and sold off in 1944. In particular, the western part of the garden has been severely altered to accommodate the needs of a stable yard, and the construction of a swimming pool and tennis court have further impacted the central section of the garden. The original garden walls, as depicted on the 1909 Ordnance Survey Plan, were 432m in extent; of these 201m of walling are still standing and a further 24m of the line of the wall survives as an earthwork. This would indicate that 46% of the garden walls still survive. Of the 14 buildings/structures associated with the garden that were shown on the 1909 plan, only 4 still survive today and comprise the cottage, two small outbuildings against the southern garden wall and the 'turret' surround for the northern garden entrance. None of the soft landscaping elements, such as the footpaths or beds, still survive, and only 3 of the original trees have survived, in the south eastern corner of the garden.
24. No 1 and The Dower House, Park Road, on the approach to Gisburne Park, are Grade II listed buildings.

25. The Gisburn Conservation Area Appraisal (April 2007) shows the immediate approach to the gate lodges to be a Significant Open Space. Included within the Summary of special interest is 'the tranquil Park Lane, with its 'polite' architecture, gatehouses and park boundary walls (in General character and plan from it is also described as being a 'haven of gentility'). Origins and historic development states 'the entrance to the park from the Main Street is a very attractive part of the conservation area'. The application site is not, however, within the conservation area.
26. The Heritage Asset is therefore extensive but much altered. The impact of a number of small signs on buildings and structures which cover such a wide area is modest, all the more so when all seven signs for which permission is sought cover a total of only 1.44 sq. m. Some signs are prominent, as they must be when giving directions to drivers within the context of a hospital complex. None obscure any features of particular architectural interest or views of the same. None materially affect the character of the building as a listed building nor that of the ancillary buildings or structures. Signage around a hospital complex is essential for the well-being of patients and the convenience of visitors. The proposed signs would serve their intended function discreetly but effectively and, in the event that they are no longer needed would be removed without damage to the listed building's fabric. The scale, location, materials, size and appearance of the signage is appropriate.
27. The applicants maintain their view that listed building consent is not actually needed but submit that there is to be no adverse impact on the character of the heritage asset. There are no implications as regards accessibility.

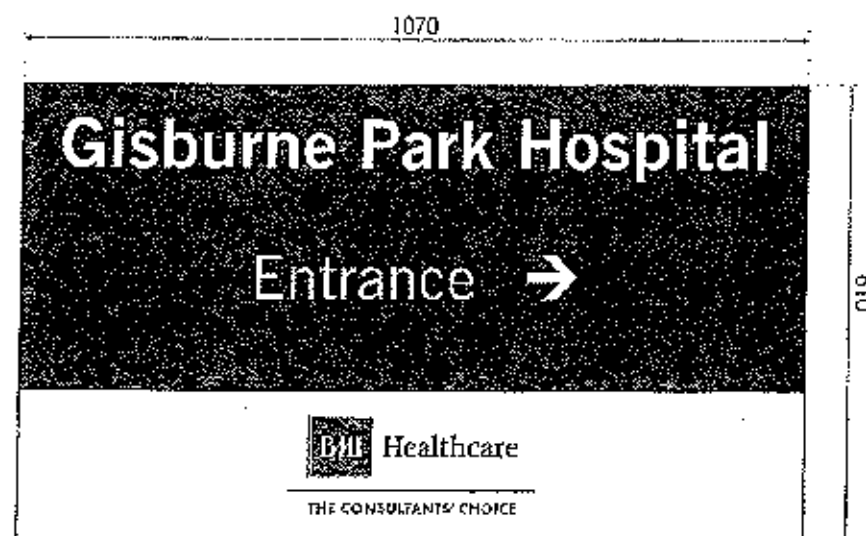
CONCLUSIONS

28. It is the applicants' submission that none of the signs require either Advert Regulations approval or Listed Building Consent. On this basis it was an error to include the signs on the previous application and for the LPA to determine the application for signage that did not actually need permission. It is their further submission that the LPA was incorrect in reaching the conclusions that led to its refusal to permit seven of the signs for which permission was erroneously sought.

29. It is accepted that, under the Advert Regulations (Reg'n 14) the LPA has the power to issue a split decision, approving some signs and refusing others, but it is open to question whether the same facility applies to applications for listed building consent where, under S22 of the Planning (LB & CA) Act 1990, a split decision appears to rest a) with the Secretary of State, and b) in respect of appeals only. That being the case, it may well be that condition 5 of planning permission 3/2011/0260 was unlawfully used and that all of the signs, including those of which permission is now re-sought, were approved anyway.
30. The whole process was something of a mess, compounded by the LPA's unwillingness to address these issues when asked to do so following the earlier decisions.
31. As unauthorised works to a listed building and the unauthorised display of advertisements constitute an offence, and, as the post-app/pre-app submissions proved inconclusive, the applicants are forced into a position in which they make applications for works which in their view, do not require permission.
32. The applications are commended to Ribble Valley Borough Council.

Mark Thackeray BSc (Hons) Dip TP MRPTI
Walsingham Planning
NOVEMBER 2012

Item C - scale 1:10



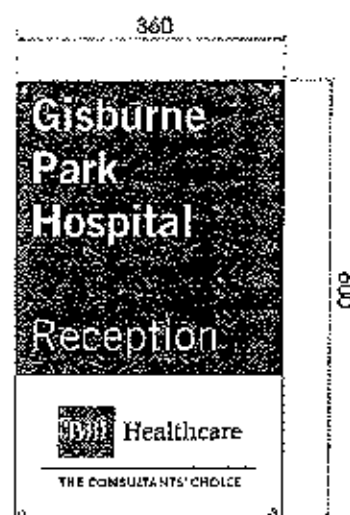
specification
1 off single sided bespoke roadside identifier sign
to be fixed to existing fence, 2mm aluminium with
full back tray.

o/a size - 1070mm x 610mm x 30mm
Medax code MCB093

proposed view



Item G1 - scale 1:10

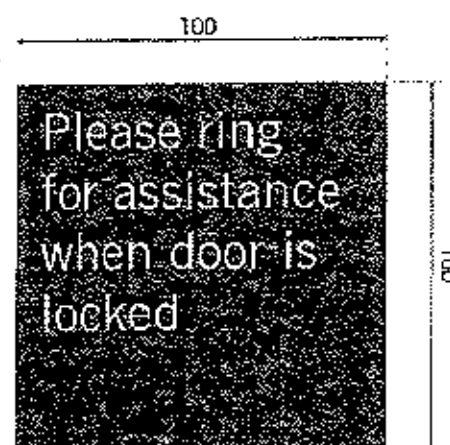


specification
1 off single sided bespoke auxiliary
building identifier, 2.5mm aluminium
wall mounted sign painted green
RAL 6026 with details applied to
face by way of self adhesive full colour
digital print.

Sign will be drilled into the mortar joints
(not the actual stone), or it will be bonded
to the stone work. Stonework will not be drilled.

o/a size - 360mm x 600mm x 2mm
Medax code MCB093

Item G2 - scale 1:2

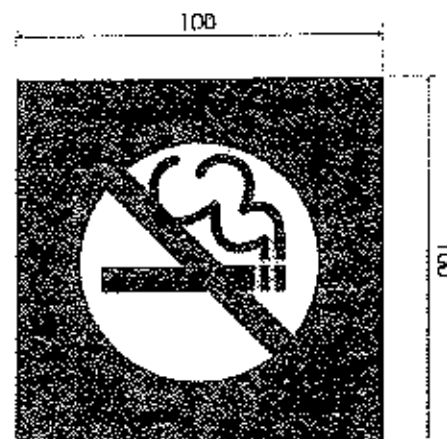


specification
1 off single sided bespoke sign
2.5mm aluminium wall mounted sign
painted green RAL 6026 with details applied
to face by way of self adhesive full colour
digital print.

o/a size - 100mm x 100mm x 2mm
Medax code MCB093

T.B.C by client

Item G3 - scale 1:2



specification
1 off single sided bespoke sign
2.5mm aluminium wall mounted sign
painted green RAL 6026 with details applied
to face by way of self adhesive full colour
digital print.

o/a size - 100mm x 100mm x 2mm
Medax code MCB093

T.B.C by client

proposed view



amendments	
no.	description
A	Amended to client's requirements
B	Amended to client's requirements
C	Amended to client's requirements
D	
E	
F	
G	
H	
I	
J	



client **BHL Healthcare**
The Consultants' Choice

client contact
**

project
Abbey Gisburne Park 14
Park Road,
Gisburne,
Lancashire
BB7 4HX

file
Proposed New External
Signage

date
08-09-10 2 Sach

project manager
Mike Michael

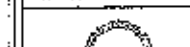
approved
09-09-10 **

scale
1:10

dwg no.
B6009 page 3 Rev C

SCALE: 1:10 (ORIGINAL SIZE)

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of copyright.



FOR THE CLIENT'S USE ONLY
NOT TO BE USED FOR ANY OTHER
PURPOSE

asg - Specialist Signage

Item 1 - Scale 1:5

300

NOTICE

BMI Healthcare Limited,
its servants and agents,
accept no responsibility for
any loss or damage to or
theft from vehicles or the
contents of vehicles parked
in this car park.



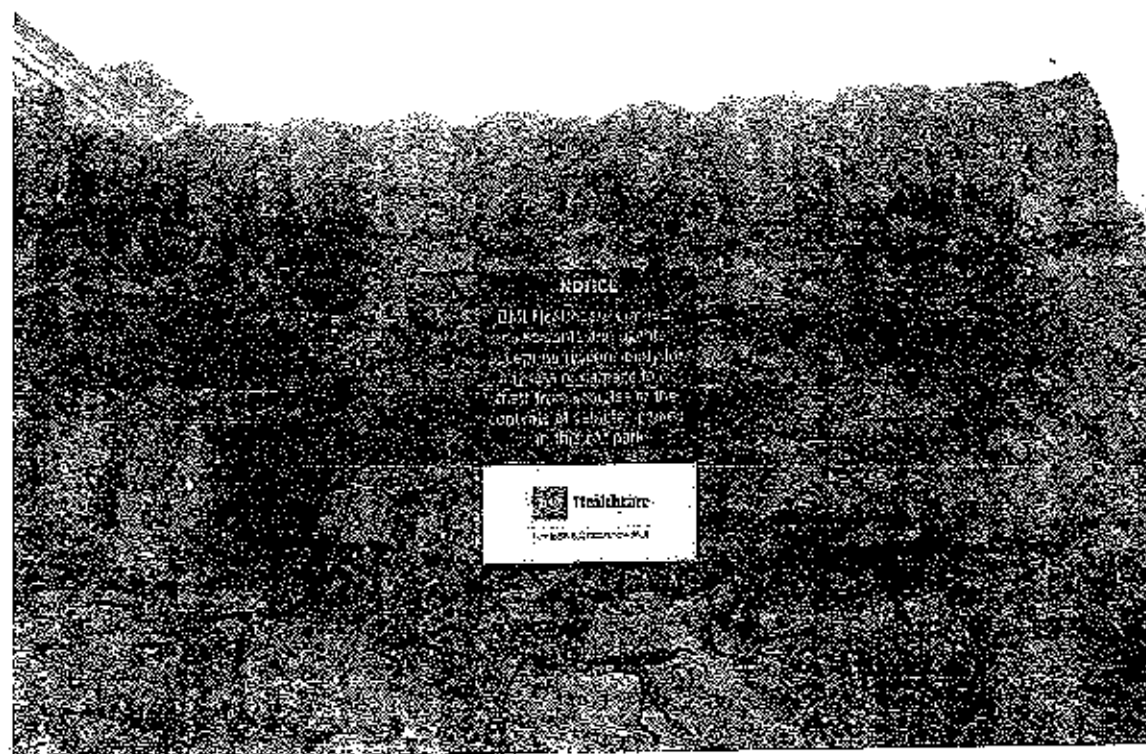
specification
panel from 2mm aluminium finished RAL 6026
details applied to face by way of self adhesive
full colour digital print.

O/A size of panel 300mm x 400mm x 2mm
Medax code MCB093

NOTE: To be positioned on other side of wall
by client

400

proposed view



320121014P



amendments		
no.	revision	
A	amended to reflect	25
B	amended to reflect	04
C	amended to reflect	04
D		
E		
F		
G		
H		
I		
J		



client BMI Healthcare
THE CONSULTANTS' CHOICE

client contact
AA

project
Abbey Clutton Park Ho
Park Road,
Clutton,
Leicestershire
LE17 4HX

title
Proposed New External
Signage

date 08-09-10 designer Z Sach

project manager
Mike Mitchell

approved 08-09-10 AP AA

scale
1:5 & 1:20

dwg no.
00009 page 7 Rev C

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED

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Item M - scale 1:20

1400

← Additional Parking

220

specification

1 off new wall mounted directional sign
from 2mm aluminium with 30mm folded
returns fixed with 25mm angles

o/a size - 1400mm x 220mm x 30mm
Medax code MCB093

Item N - scale 1:20

300

Patient &
Visitors
Parking Only

BMI Healthcare

THE CONSULTANTS' CHOICE

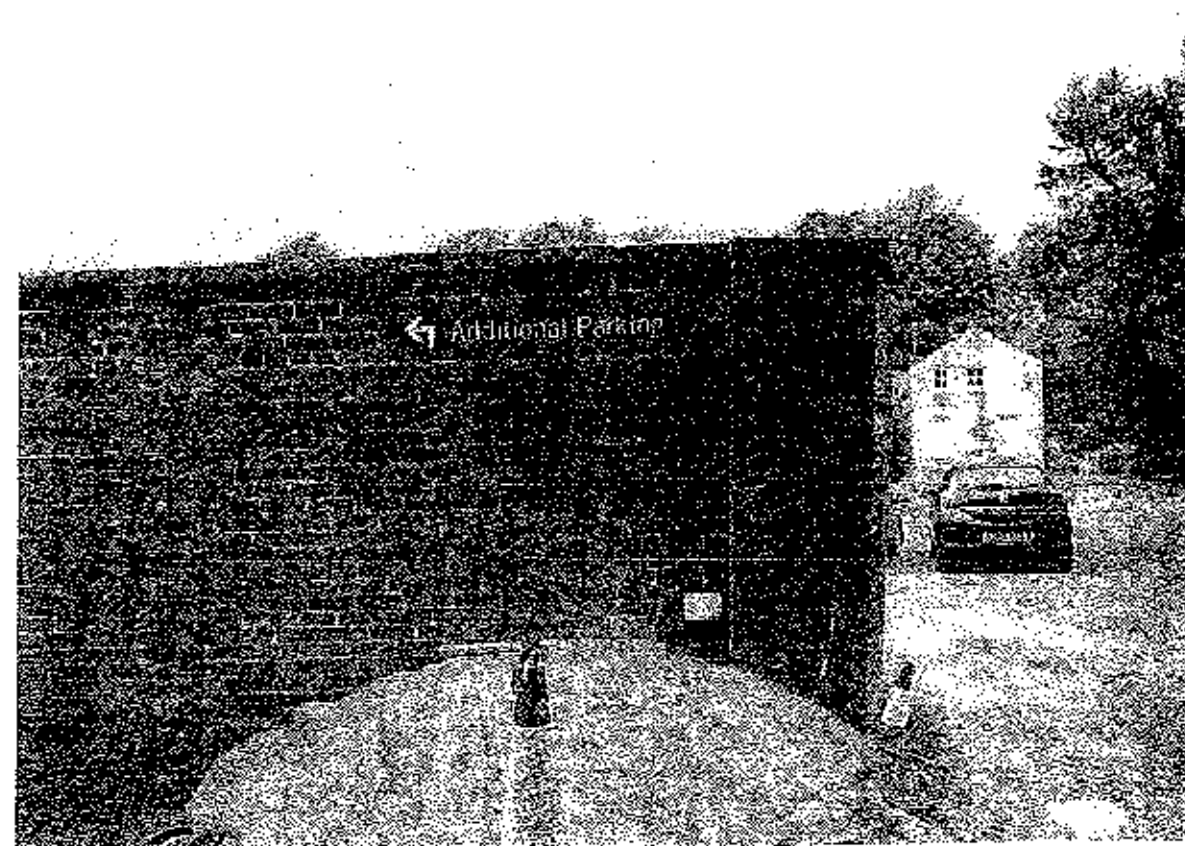
400

specification

panel from 2mm aluminium finished RAL 6026
details applied to face by way of self adhesive
full colour digital print.

O/A size of panel 300mm x 400mm x 2mm
Medax code MCB093

proposed view



proposed view



amendments

no.	revision	do
A	amended to client's comments	19-1
B	amended to client's comments	08-4
C	amended to client's comments	08-4
D		
E		
F		
G		
H		
I		
J		



client BMI Healthcare

client contact

project
Abbey Gloucester Park Hosp
Park Road,
Gloucester,
Gloucestershire
GL1 2HT

title
Proposed New External
Signage

date 08-09-19 designer Z Soth

project manager Mike Mitchell

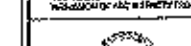
approved 08-09-00 ** checked **

scale 1:20

dwg no. B0909 page 9 Rev C

SCARFANT 10/11/2019 10/11/2019

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