



09 NOV 2012

OFFICE
ATTENTION OF

For office use only

Application No: 320121017P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BR7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

**Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.**

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:	Peter	Surname:	Grogan	
Company name:	c/o ML PLANNING LTD					
Street address:	5 Bobbin Mill Cottages			Country Code	National Number	Extension Number
	Stubbins Lane			Telephone number:		
	Cloughton-on-Brock			Mobile number:		
Town/City:	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:	UK					
Postcode:	PR30PL					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Melanie	Surname:	Lawrenson	
Company name:	ML Planning Ltd					
Street address:	5 Bobbin Mill Cottages			Country Code	National Number	Extension Number
	Stubbins Lane			Telephone number:	01995 640135	
	Cloughton on Brock			Mobile number:		
Town/City:	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	PR3 1TQ			mel@mlplanning.co.uk		

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Sub division of existing two storey flat to form 2 No single storey self contained flats

Has the development or work(s) already started? ☐ Yes ☒ No

4. Site Address Details

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

House:		Suffix:	
House name:	The Manse		
Street address:	Church Street		
	Longridge		
Town/City:	Preston		
County:			
Postcode:	PR3 3WA		

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

Easting:	360533
Northing:	437338

Description:

5. Pre-application Advice

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

☐ Yes ☒ No

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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Area for recycle bins

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. 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

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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):

See drawing number LF/PG/2705

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. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	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
Short description of Other			

14. 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:

Dressed stone

Description of proposed materials and finishes:

Dressed stone

Roof covering - add description

Description of existing materials and finishes:

Natural slate

Description of proposed materials and finishes:

Natural slate

Chimney - add description

Description of existing materials and finishes:

Dressed stone

Description of proposed materials and finishes:

Dressed stone

Windows - add description

Description of existing materials and finishes:

White painted timber units

Description of proposed materials and finishes:

White painted timber units

14. Materials (continued)

External doors - add description

Description of *existing* materials and finishes:

Timber panelled doors

Description of *proposed* materials and finishes:

Timber panelled doors

Ceilings - add description

Description of *existing* materials and finishes:

Plaster

Description of *proposed* materials and finishes:

Plaster

Internal walls - add description

Description of *existing* materials and finishes:

Plaster

Description of *proposed* materials and finishes:

Plaster

Floors - add description

Description of *existing* materials and finishes:

Timber floorboards

Description of *proposed* materials and finishes:

Timber floorboards

Internal doors - add description

Description of *existing* materials and finishes:

Timber panelled doors

Description of *proposed* materials and finishes:

Timber panelled doors

Rainwater goods - add description

Description of *existing* materials and finishes:

Cast iron

Description of *proposed* materials and finishes:

Cast iron

Boundary treatments - add description

Description of *existing* materials and finishes:

Dressed stone wall

Description of *proposed* materials and finishes:

Dressed stone wall

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

Site Plan / Elevations

Location Plan

Design and Access Statement

Heritage Statement

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

16. Assessment of Flood Risk

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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 an appropriate 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

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

17. 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

18. Existing Use

Please describe the current use of the site:

Self contained 2 storey flat above restaurant

Is the site currently vacant? ☐ Yes ☒ No

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

19. 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'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

21. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

21. Residential Units (continued)**Market Housing - Proposed**

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	2				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

2

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes				1	
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

1

22. All Types of Development: Non-residential Floorspace

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

☐ Yes ☒ No**23. Employment**

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other							☒

25. Site Area

What is the site area?

150

sq. metres

26. 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:

Sub division of existing two storey flat to form 2 No single storey self contained flats

Is the proposal for a waste management development?

☐ Yes ☒ No**27. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No**28. 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

29. Certificates (Certificate A)**Certificate Of Ownership - Certificate A**

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

29. 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: ☐

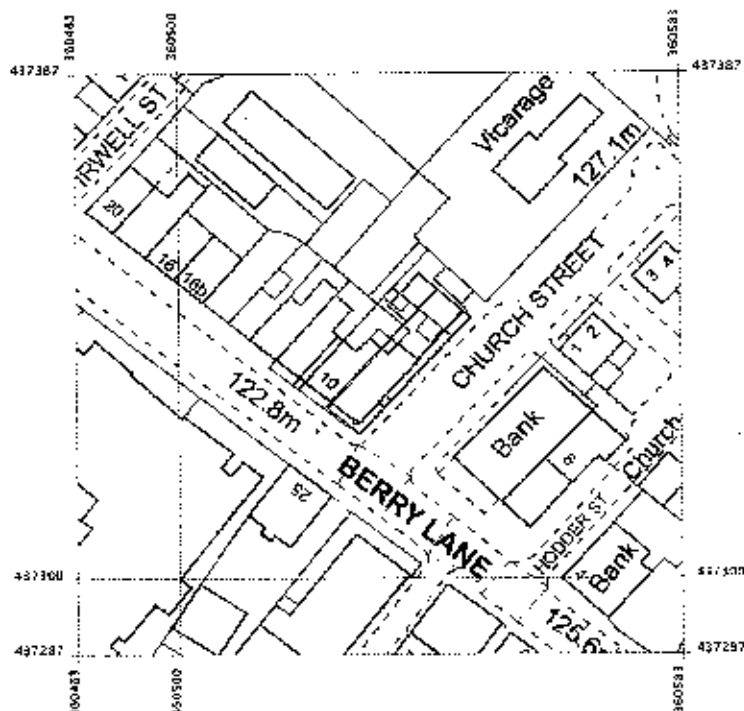
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

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

30. 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

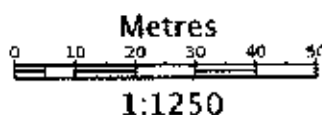


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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

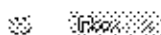


THE MANSE
CHURCH STREET
PRESTON
PR3 3WA

Supplied by: Stanfords
Reference: 01423150
Centre coordinates: 360533 437337

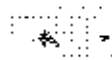
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FW: The Manse



 Peter Grogan petergrogan@live.co.uk
to me (2)

Nov 7 (2 days ago)



Subject: The Manse
Date: Wed, 7 Nov 2012 12:20:20 +0000
From: Rachael.Stott@ribblevalley.gov.uk
To: petergrogan@live.co.uk

I can confirm the Housing Service support the proposal for the development of 2 x 1 bed apartments at The Manse Church St Longridge. The landlord is offering the Council nomination rights and has agreed to accept the Local Housing Allowance as a rent level.

Regards Rachael Stott
Rachael Stott
Strategic Housing Officer
Ribble Valley Borough Council
01200 414567
rachael.stott@ribblevalley.gov.uk

Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

ML Planning Ltd.

HERITAGE STATEMENT

320121017P

THE MANSE
CHURCH STREET
LONGRIDGE
LANCASHIRE
PR3 3WA

For Client Mr Peter Grogan

NOVEMBER 2012

AMENDED PLANS RECEIVED
DATE 19.11.12

Listed Building Status

The Manse – Not listed but sits within a conservation area.

Full Description

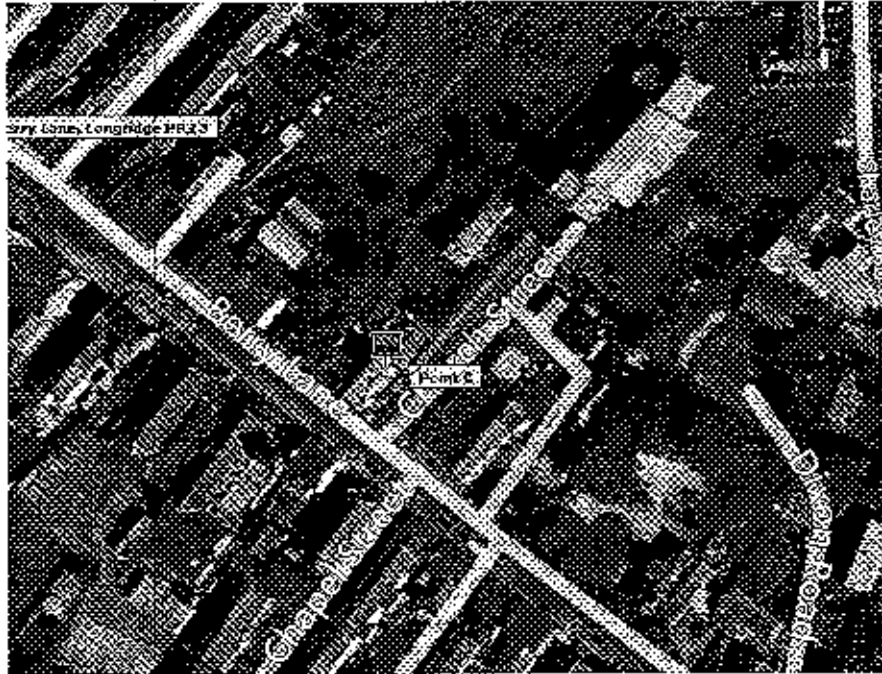
The building is a three storey building constructed in dressed stone with feature bay windows and a pitched roof. The use of the building is currently classed as a restaurant with living accommodation to the upper floors. On the north eastern side of the building is a single storey extension built in stone.



The Manse, as viewed from Berry Lane

Location of the Site

The location of the site can be seen in the following map:



Design Approach

There will be no physical change to the exterior of the building whatsoever. The applicant is keen to keep the character of the building intact.

Internally, there will also be no change to the existing building fabric. The only change will be the addition of a studded wall at the top of each stairway to form a private entrance to each flat. All other rooms will remain untouched.

The use of studded walls in the stairway means that they can be removed without trace if for any reason the building is required as one dwelling in the future.

The provision of kitchen and bathroom spaces has been dictated by the existing plumbing and drainage systems within the building, to avoid any further disruption to the building itself.

Scale & Appearance

The proposed works will not alter the appearance, size or scale of the existing building. It will provide two self contained flats which will help meet the demand in the area.

Conclusion

The proposed works will enable an existing character building to be brought back into the housing market. At present, the large dwelling does not meet local housing demand and has therefore remained empty for some time.

None of the proposed works involve changes to the original building fabric. The proposed conversion will not be evident from any highway or public viewpoint.

The proposed works are sympathetic to the existing listed building and will not cause detriment to its surroundings. It will enable the building to be brought back into use and be part of the community once again.

The results of this statement mean that all works proposed within this application will not have any detrimental impact on the conservation area itself.

ML Planning Ltd.

**SUB-DIVISION OF EXISTING TWO STOREY DWELLING IN 2No
SELF CONTAINED SINGLE STOREY FLATS**

at:

THE MANSE
CHURCH STREET
LONGRIDGE
LANCASHIRE
PR3 3WA

For Client Mr Peter Grogan

**DESIGN & ACCESS STATEMENT & SUPPORTING
INFORMATION**

NOVEMBER 2012

320121017P

AMENDED PLANS RECEIVED

DATE 19.11.12

1. Outline Description of the Application

1.1 This application is for the sub-division of 1No two storey flat in 2No self contained 1 bed flats.

2. Background and Reason for the Application

2.1 The Manse is a building on the corner of Berry Lane and Church Street in the heart of Longridge. The ground floor is currently used as a restaurant and the upper levels form one large 4 bedroom dwelling. The rooms are vast and the layout is disjointed. For this reason, it has sat empty for some time with no interest from any prospective tenants.

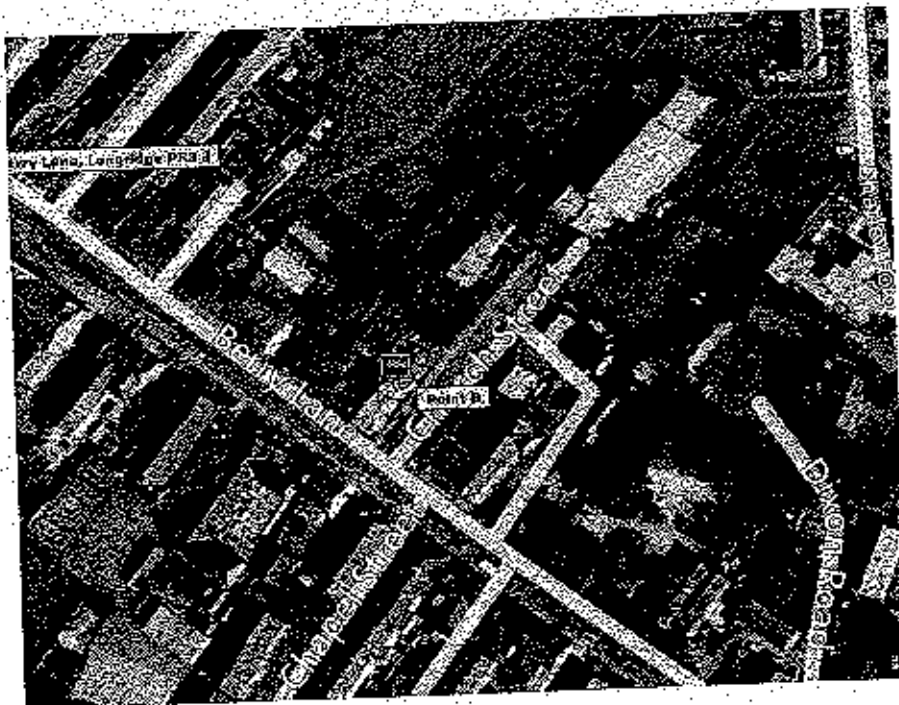
2.2 The applicant has been recently been proactive in attempting to rent out the flat. He has approached the local authority to offer the dwelling as council accommodation; however the consensus was that a flat of such a size would not be something they would take on. They offered further advice, stating that if the flat were split into 2No smaller units it would be more appropriate for the demand in the area. A local estate agent has also given the same feedback.

2.3 It is for this reason that this application is being sought. If the dwelling remains as one large unit, it will undoubtedly remain empty and mean this listed building may fall into a state of disrepair. The conversion into two self contained flats would be subtle and sympathetic to the building, whilst providing two affordable units which would see the Manse permanently inhabited once again.

31/08/2023

3. Location of the Site

3.1 The location of the site can be seen in the following map:



4. Amount

4.1 The current flat has a floor area of 142 square metres. The proposed conversion will produce two units of approximately 71 square metres.

5. Use

5.1 It is the intention of the applicant to liaise with the local authority, who are seeking this type of property to house local residents. Due to the size of each flat, they are suited to a single person or couple, which in this location is more realistic than a large family.

6. Layout

6.1 The layout of the building will remain largely unchanged. The existing layout already lends itself to be two separate units. The only internal change will be the introduction of a wall on each landing which will house an entrance door to each flat. The position of the kitchens and bathrooms have also been dictated by the existing drainage and plumbing systems inside the building.

7. Scale & Appearance

7.1 The proposed conversion sits comfortably within the building. There is a separate entrance to the flats which leads to a large communal stairway.

7.2 No physical changes whatsoever are proposed to the exterior of the building. The applicant is keen to leave the exterior untouched.

8. Access

8.1 Access will be gained from Church Street, which is a quiet cul-de-sac with ample parking. No impacts are predicted on the surrounding network of public roads as a result of these works.

8.2 As it is the intention of the applicant to aim for a younger clientele as suggested by the local authority, it is likely that the tenants of the flats will work locally and use public transport links which are available immediately outside the building.

9. Policy

POLICY H7

Within settlements, proposals to convert large houses or other properties into flats or separate houses will be approved subject to the criteria of Policy G1.

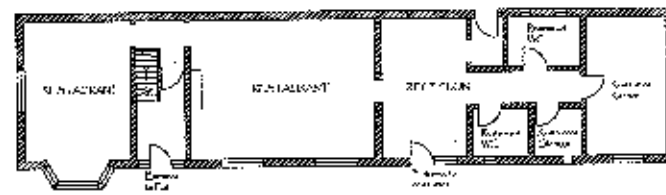
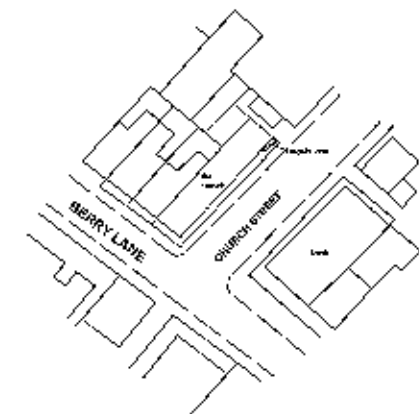
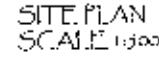
The provision of flats and smaller properties within settlements can make a useful contribution to the range of properties and the prices available. This may prove very important to young residents.

It is thought this application complies with the other local policies regarding conversions / sub-divisions (namely policies G1, H8, H15, H16 and H17).

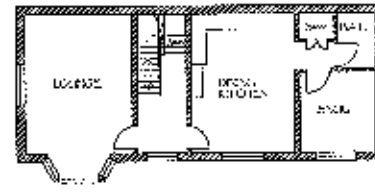
10. Conclusion

9.1 The proposed works will enable more efficient use of an existing character building in the heart of Longridge. The proposed conversion is subtle to the building and caters for the realistic local housing demand.

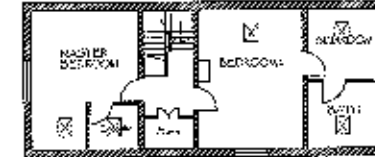
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THE UNIVERSITY OF TEXAS AT AUSTIN



DEPTWASH: *WORKMAN



POSTGRADUATE DIPLOMA



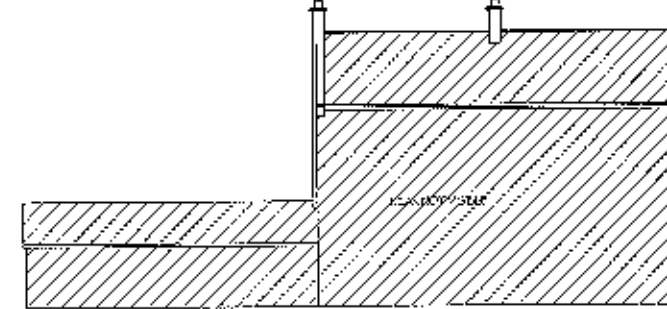
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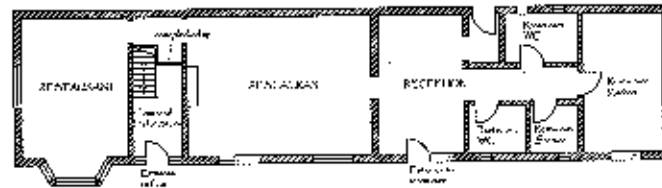
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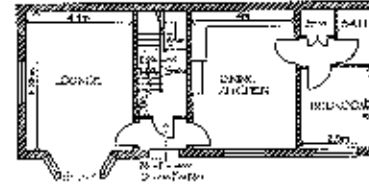
TS/AN: 100/0 (PCL: 2.7 * 10⁶ g/mol, $\bar{M}_w/\bar{M}_n$: 1.04, $\bar{M}_w$: 100,000)



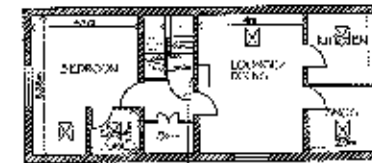
LOSING NORTHSTOCK: HOW ARE WE GETTING ON?



950105, DOKUMENTATION



INDOENEPACT FLUXILIAN
E. 8130



PREPARED BY: DR. J. C. K. LAM
7-2-1984



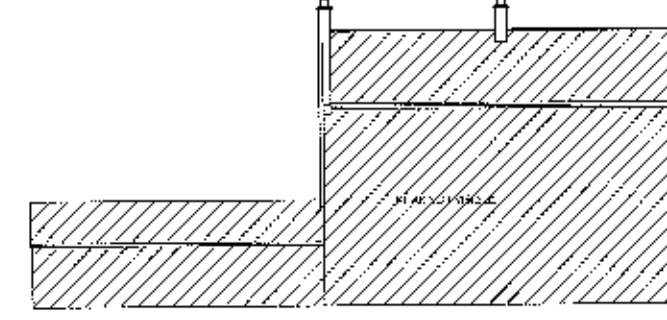
THE WORLD SOUTHWESTERN AIRCRAFT ASSOCIATION



INTEGRODIFFERENCE AND DIFFERENCE EQUATIONS
EXERCISES



PROTEIN PHOSPHATASE REGULATION OF THE KIDNEY



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