



**RIBBLE VALLEY
BOROUGH COUNCIL**

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

For office use only

Application No.

Date received 320121088P

Fee paid £

Receipt No:

Householder Application for Planning Permission

~~for works or extension to a dwelling and listed building consent.~~

Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Don	Surname:	Rowbottom
Company name:					
Street address:	8 Church Brow				
Town/City:	Clitheroe				
County:	Lancashire				
Country:					
Postcode:	BB72AA				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:					

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

- (i) To modernise the basement kitchen area by re-positioning a doorway/opening into the utility room from one end of an internal wall to the other to allow for a continuous run of kitchen units and appropriate plumbing.
- (ii) To move the current basement toilet to a new position in the existing small room in the basement hallway - partly under the stairs, again with appropriate plumbing.
- (iii) To use part of an attic hallway to install a small wash-room (shower, basin and toilet)

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

House:	8	Suffix:	
House name:			
Street address:	Church Brow		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 2AA		

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

Eastings:	374469
Northings:	442076

Description:

5. Pre-application Advice

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

☐ Yes

☒ No

320121088P

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

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

☐ Yes

☒ No

7. Trees and Hedges

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

☐ Yes

☒ No

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

☐ Yes

☒ No

8. Materials

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

Internal walls - add description

Description of existing materials and finishes:

Attic wash room: No wall across the hallway currently exists. The three existing walls, which will remain in place, are of brick and plaster.

Description of proposed materials and finishes:

Attic wash room: New partition wall of wood and plasterboard plus wooden doorway to be placed across the hallway creating a fourth wall to the new wash room.
Basement kitchen: Existing doorway to be sealed using timber and plasterboard. RSJ for new opening to be appropriately supported and boxed in and finished with plaster to fit in with the surrounding.

Are you supplying additional information on submitted drawings or plans?

☒ Yes

☐ No

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

Plan 1 Proposed new basement kitchen floorplan

Plan 2 Existing basement floorplan

Plan 3 Proposed attic hallway and new wash-room

Plan 4 Existing attic hallway floorplan

Design Illustration 1 1.12.2012

Photo 1 Current and proposed position of doorway to utility room

Photo 2 Attic hallway (as is) showing doorway, stairway and depth of hall.

9. Demolition

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

☐ Yes

☒ No

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes

☐ No

If Yes, will there be works to the interior of the building?

☒ Yes

☐ No

Will there be works to the exterior of the building?

☐ Yes

☒ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☐ Yes

☒ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☐ Yes

☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Basement kitchen: New opening to be made in brick and plaster wall (approximately 125cm wide and 230cm high) with structural support to be provided by an RSJ appropriate to the width of the wall and the breadth of the opening. (Ref: Plan 1 Proposed new basement kitchen floor-plan Dec 2012 & Photo 1 & Design Illustration 1)
Attic wash-room: New partition wall and doorway to wash-room. (Ref: Plan 3 Proposed new attic wash-room & Photo 2)

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know

☐ Grade I

☐ Grade II*

☒ Grade II

Is it an ecclesiastical building?

☐ Don't know

☐ Yes

☒ No

12. Immunity from Listing

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

☐ Yes

☒ No

13. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes

☒ No

14. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
 (b) an elected member
 (c) related to a member of staff
 (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

320121088P

15. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person**16. Certificates (Certificate B)****Certificate Of Ownership - Certificate B**

Certificates 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 I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Notice recipient				Date notice served	
Name	Jane Florence Rowbottom			26/11/2012	
Number:	8	Suffix:			
Street:	Church Brow				
Locality:					
Town:	Clitheroe				
Postcode:	BB72AA				
Title:	Mr	First name:	Don	Surname:	Rowbottom
Person role:	Applicant		Declaration date:	03/12/2012	☒ Declaration made

16. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration**

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

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

Title:	Mr	First Name:	Don	Surname:	Rowbottom
Person role:	Applicant		Declaration date:	26/11/2012	☒ Declaration Made

17. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 03/12/2012

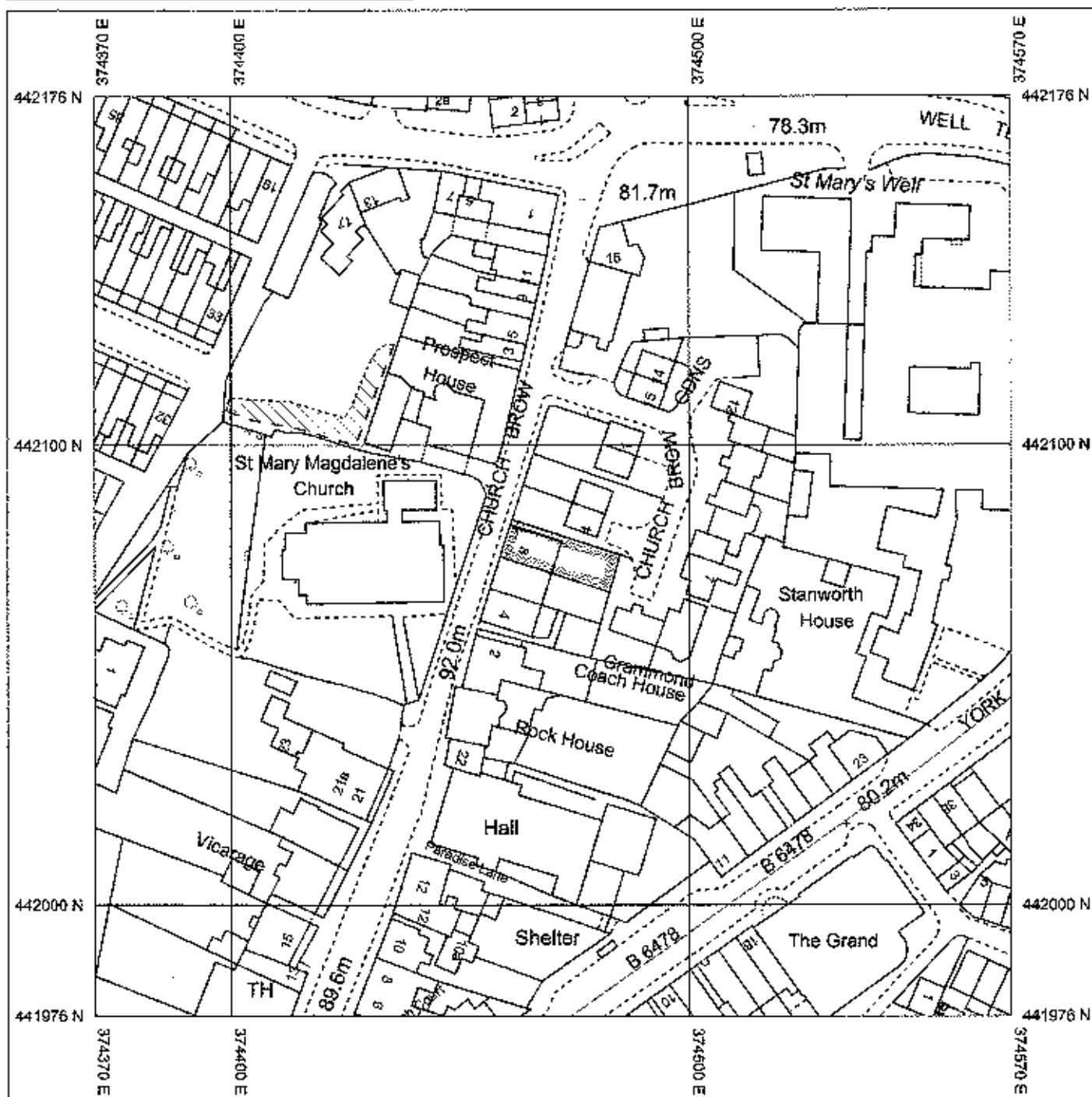
L. Rowbottom

Mapping
sourced from

OS Ordnance
Survey®



Location Map



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Produced 30/11/2012 from the Ordnance Survey
National Geographic Database and incorporating
surveyed revision available at this date. © Crown
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Reproduction in whole or in part is prohibited without
the prior permission of Ordnance Survey

Ordnance Survey and the OS Symbol are registered
trademarks of Ordnance Survey, the national mapping
agency of Great Britain.

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.



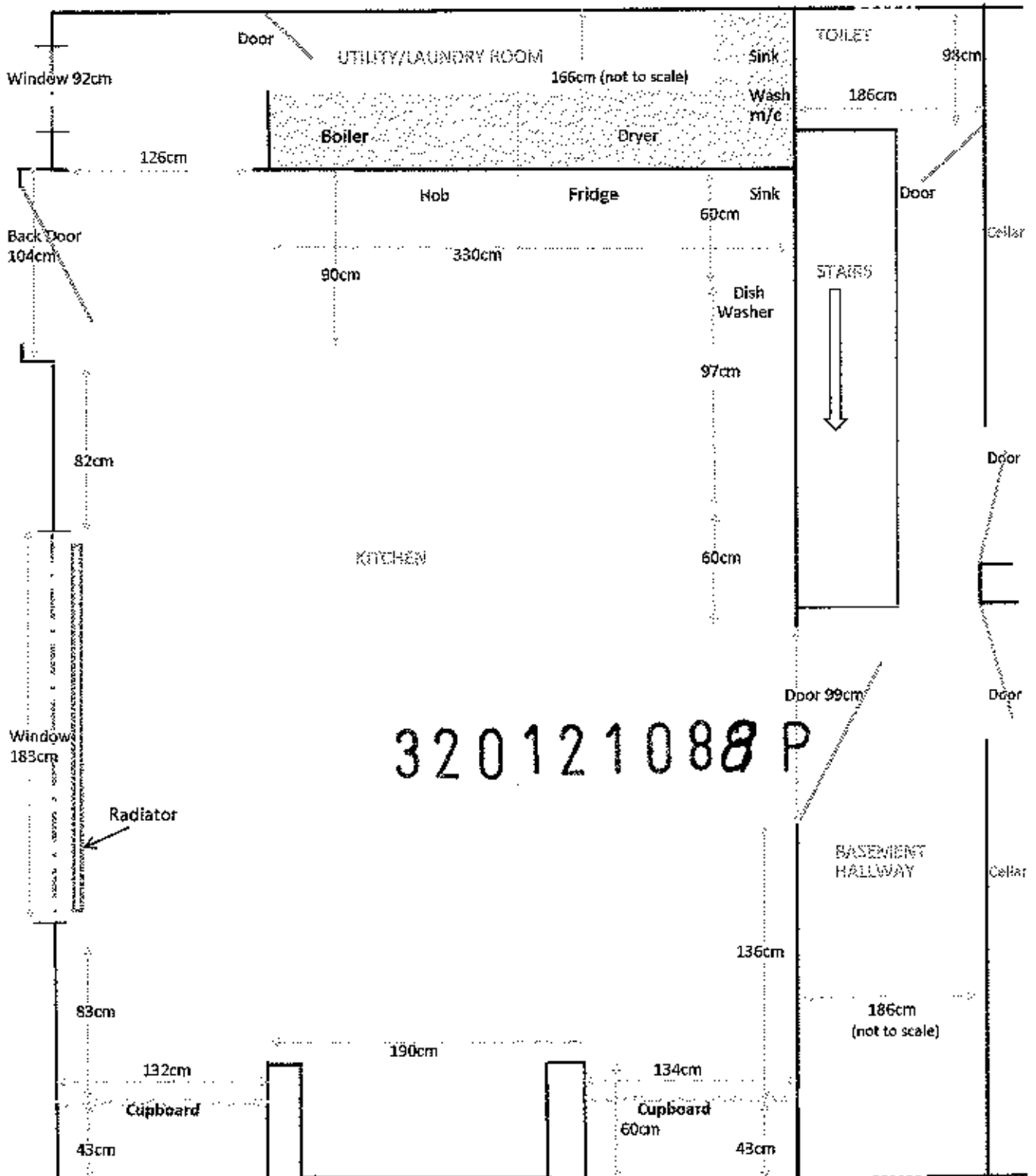
Scale 1:1250

Supplied By: Granthams Preston

Serial number: 001074679

Plot Centre Coordinates: 374470, 442076

Plan 1: Proposed new basement kitchen floorplan. Dec 1st 2012
8 Church Brow, Clitheroe, BB7 2AA

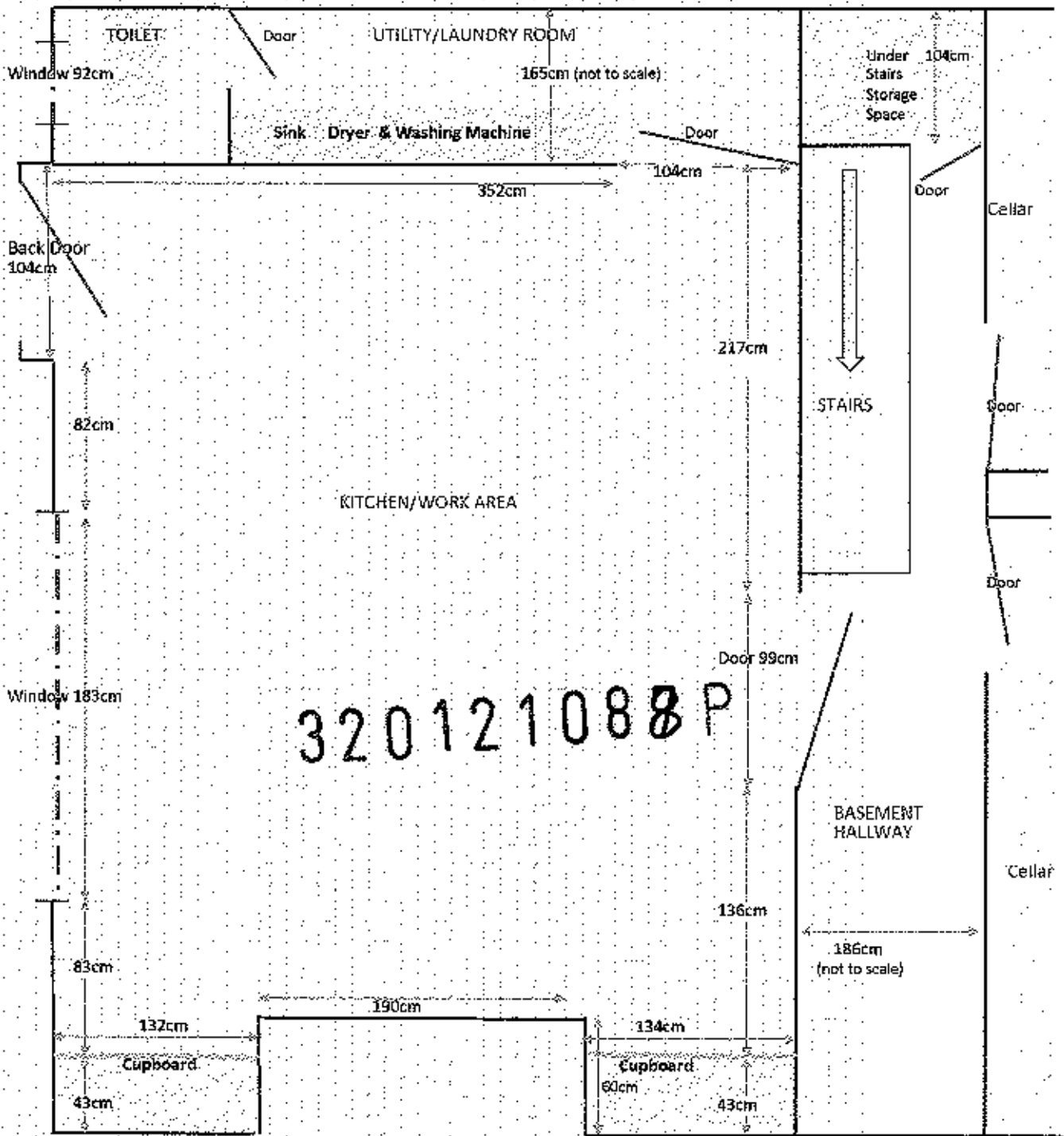


Scale 1sq = 10cm (approx)

Utility/Laundry Room and Basement Hall not drawn to scale to enable plan to be shown on one page.

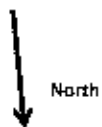
Main Room: 4.96m x 4.56m. Laundry: 1.65m x 4.56m. Hallway: 6.45 x 1.86m

Plan 2: Existing basement floorplan Dec 1st 2012
8 Church Brow, Clitheroe, BB7 2AA

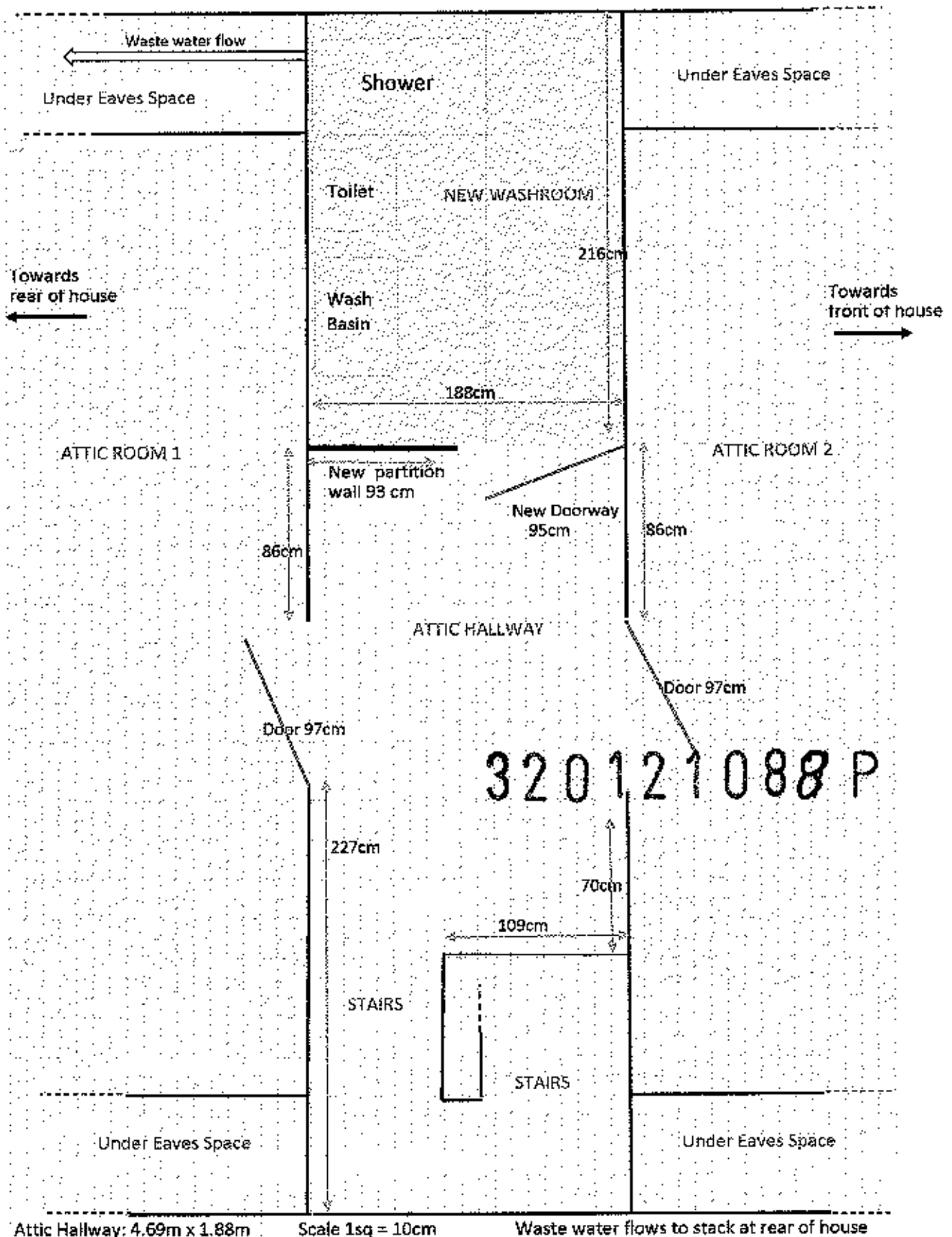


Scale 1sq = 10cm approx

Utility Room and Basement Hallway not drawn to scale to enable plan to be shown on one page



Plan 3: Propsed Attic Hallway and new Washroom floorplan Dec 1st 2012
8 Church Brow, Clitheroe, BB7 2AA

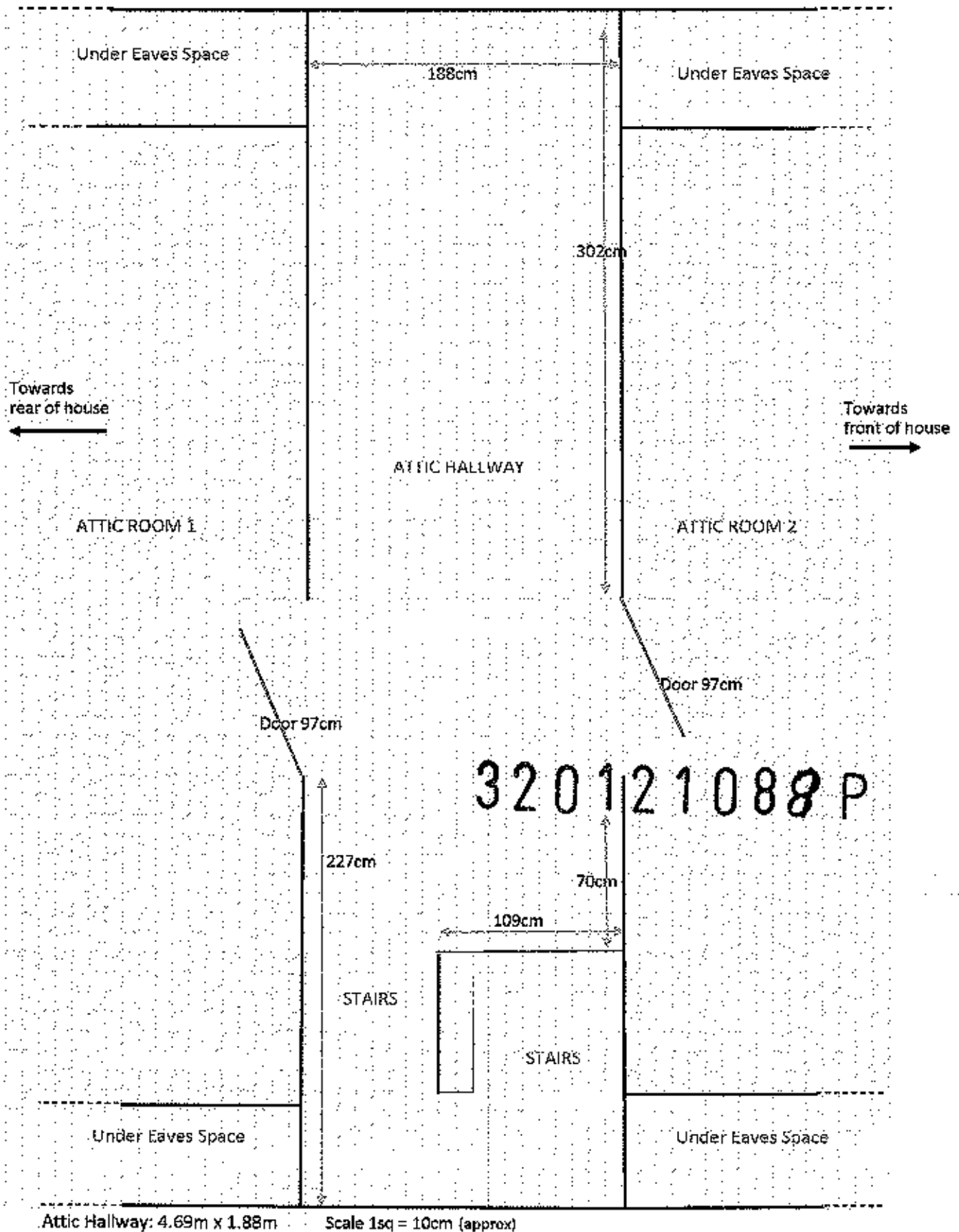


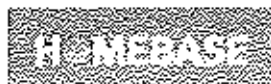
Attic Hallway: 4.69m x 1.88m

Scale 1sq = 10cm

Waste water flows to stack at rear of house

Plan 4: Existing Attic Hallway floorplan Dec 1st 2012
8 Church Brow, Clitheroe, BB7 2AA





Name: Design Illustration 1 1.12.2012

Description: This illustration is designed to show how the proposed new kitchen would open up the basement room and also provide a continuous run of kitchen units



Current design serial number: 0000-0003-9307

Homebase. Make a house a home.

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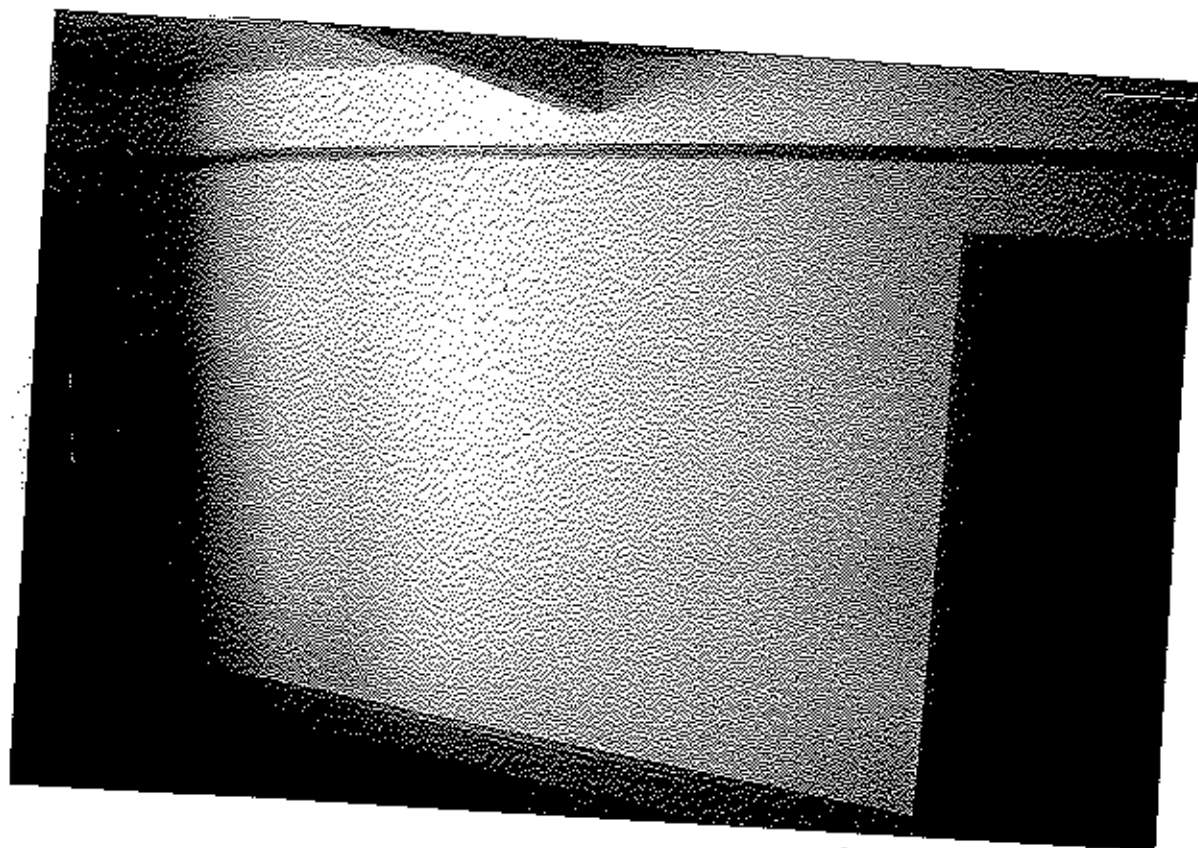
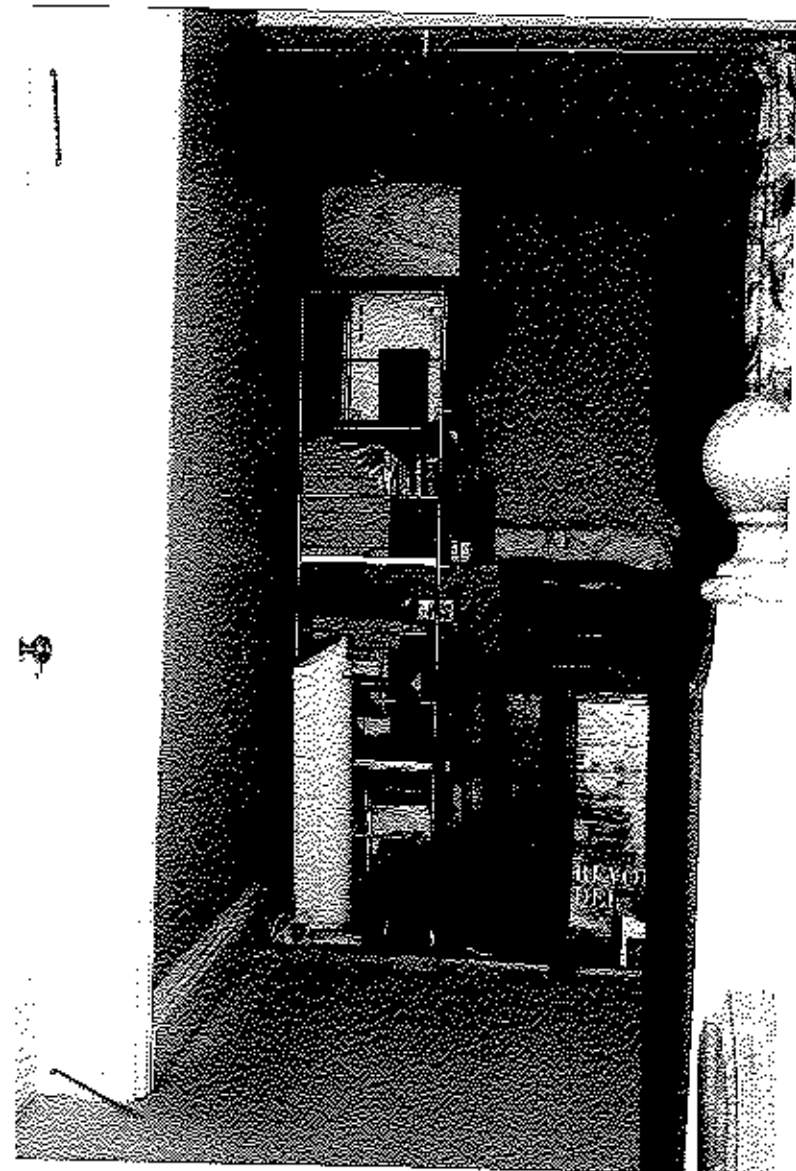


Photo 1 Current + proposed position
of doorway/opening to utility room

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Photo 2

Attic hallway (as is) showing
doorway, stairway and depth
of hall





DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application.

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB).

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

All three proposals have been designed to make best use of the internal space available within the context of a terraced Victorian house.

In the basement, the current configuration of walls, doorways and windows does not allow a continuous run of kitchen units so frustrating a good ergonomic kitchen design cooking 'triangle'. The sealing of the existing doorway into the utility room and the creation of an opening at the other end of the wall will enable not only a continuous run of kitchen units but also as much light as possible to come into the modernised kitchen area giving an impression and feel of a much bigger kitchen area. The modernised kitchen will open directly onto the flagged and garden area. The utility room will be retained and open off the new kitchen. The basement toilet will be discreetly re-sited in an existing large storage space (with its own door) partly under the stairs.

In the attic, part of the hallway space between the two attic rooms, will be used to provide a wash room. The layout will be as laid out in Plan3 and the material used to create a partition and a doorway will be in keeping with the style of the house.

Use

What will the extension/development be used for and justify why this is necessary?

This section is not required for Listed Building Consent design and access statements that do not also accompany a planning permission. However, the work in the basement will enable the modernisation of the main kitchen area of the house and the work in the attic will enable washing and toilet facilities to be available to the two rooms in the attic, without having to descend to the main bathroom.

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

320121088P

This section is not required for Listed Building Consent design and access statements that do not also accompany a planning permission.

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

The layout chosen for each of the three proposals makes best use of the internal space available within the house, given the configuration of walls, doors and windows available.

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

All three proposals are small scale projects designed to enhance and modernise the home, whilst at the same time staying in keeping with the style and context of a late Victorian terraced house. The basement kitchen proposal opens up the main room to light and a much more practical kitchen configuration and the attic washroom makes better use of a small space currently used for storing family clutter.

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

This section is not required for Listed Building Consent design and access statements that do not also accompany a planning permission and in any case is not applicable to this application.

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used.

All three proposals will make use of the right materials necessary to do the job required but the finished appearance will be in keeping with the style of the house, e.g. wooden doors and architraving. In the basement, the sealed off doorway will be hidden behind kitchen units and the new opening will be finished off with plaster to reflect the surrounding walls. In the attic, a simple timber and plasterboard partition wall with a wooden doorway will be installed to form a new washroom area.

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

None of the three proposals set out in this application for Listed Building Consent will compromise in any way the existing access arrangements for this private dwelling house. There are no 'users' other than the family living here, so issues of access by vehicles, the general public or compliance with the DDA do not seem to be appropriate.

Heritage Statement

8 Church Brow was designated a Grade II listed building by the Ribbles Valley Borough Council in November 1976, some while after we had moved into the property. Its significance as a Listed Building appears to lie in its street-facing façade of the house. The RVBC description lists the carved bargeboard; the stone surrounds to the windows; the front door and fanlight and the rectangular drip moulds with human mask terminals and carved foliated spandrels.

This application for Listed Building Consent proposes three minor changes to the internal configuration of the house, which will have no impact at all on the external look of the building and will not significantly alter the internal character of the building. The special architectural importance of this listed building (its street frontage) will not be compromised in any way.

In the basement kitchen the proposed changes (moving the access to the utility room from one end of an internal wall to the other and re-locating the toilet) will open up the kitchen and allow more light to come into the main room and it will enable a continuous run of kitchen units to be installed, giving a more up to date kitchen, without damaging the overall integrity of the basement kitchen/utility area or the access to the garden.

In the attic, the proposal for a small washroom requires no structural changes to existing walls or ceiling, but will make best use of part of the hallway space. The proposal would be entirely reversible if a different configuration was required at a later date.

The predominant Victorian character of the inside of the house (that is the ground floor and the 1st floor) remains wholly unaltered by these proposals. The changes to the basement and the attic will add to the overall character and functionality of the house and help the house to remain a loved and respected family home well into the 21st Century.

D. Lowthion 3.12.12

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