



Receipt No:

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

☐ Yes ☒ No

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

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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

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 state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:

Natural stone, painted render and natural slate hanging.

Description of proposed materials and finishes:

As Existing

Roof - description:

Description of existing materials and finishes:

Natural Slate

Description of proposed materials and finishes:

As Existing

Windows - description:

Description of existing materials and finishes:

Painted Timber Frames.

Description of proposed materials and finishes:

Painted Timber Frame.

Doors - description:

Description of existing materials and finishes:

Timber Framed

Description of proposed materials and finishes:

Timber Framed

Boundary treatments - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

N/A

Lighting - add description

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

N/A

9. (Materials continued)

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

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Location Plan LCHS/F/2012/01
Existing floor Plans LCHS/F/2012/02
Existing Elevations LCHS/F/2012/03
Proposed Floor Plans LCHS/F/2012/04
Proposed Elevations LCHS/F/2012/05
Design & Access Statement Ref LCHS/F/2012/DAS
Heritage Statement Ref LCHS/F/2012/HS

10. 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	Car Parking requirement is not affected by the proposal.		

11. 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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

New internal connections to above ground wastes only.

12. Assessment of Flood Risk

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

13. 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

14. Existing Use

Please describe the current use of the site:

Retail, Commercial and Domestic Use.

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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

15. 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'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

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

Proposed Market Housing Total 0

Market Housing - Existing

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

Existing Market Housing Total 2

Overall Residential Unit Totals

Total proposed residential units	0
Total existing residential units	2

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	154.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	144.0	44.0	0.0	-44.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0

18. All Types of Development: Non-residential Floorspace (continued)

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B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	298.0	44.0	0.0	-44.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. 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

20. 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	

21. Site Area

What is the site area?

458 sq. metres

22. 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:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. 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

25. 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: Ms First name: Vicky Surname: Carter

Person role: Applicant Declaration date: 03/12/2012 ☒ Declaration made

25. 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: Ms First Name: Vicky Surname: Carter
Person role: Applicant Declaration date: 03/12/2012 ☒ Declaration Made

26. 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

320121093P

Design & Access Statement

For

The Proposed Change of Use

At

Lee Carter House

Castlegate

Clitheroe

BB7 1AZ

320121093P

EXISTING BUILDING

LOCATION

The site is located in the centre of Clitheroe – Grid Ref 374344 441762

BUILDING FORM

The existing accommodation is contained within pitched roof buildings of single, two and three storey's. The main ridge line of the original buildings is stepped.

BUILDING USE

The building currently has mixed use consisting of: domestic, retail and commercial, the corresponding areas are indicated on Drg No LCHS/F/2012/02

CONSTRUCTION

External walls are constructed in random limestone with sandstone surrounds to window and door openings the more contemporary extensions are of natural stone, painted rendered and natural slate hanging.

Roofs are slated in welsh blue grey natural slate.

Windows and external doors are constructed in timber.

Gutters and rain water pipes are of uPVC.

PROPOSALS

Sections of the ground, first and second floors have received planning permission for change of use from existing commercial use for conversion into 1no dwelling, this conversion work within the approved areas is ongoing. It is proposed to change the use of additional relatively small areas of the ground, first and second floors from the current commercial use to domestic use, these areas would then be integrated into the dwelling conversion. It is not proposed to form a separate additional dwelling.

The change of use of the commercial areas at second floor level will unify the use class at this level as the areas under consideration currently sandwich existing domestic use class.

The relocating of the bedroom (approved under application 3/2008/0858) within an area currently under consideration for change of use, will enable the provision of a second window opening to be incorporated within the sitting room, providing additional natural light and therefore a more comfortable living environment.

It is also proposed to enlarge 1no window opening (formed during initial conversion works circa 1982), reinstate an external door opening and install a stainless steel flue.

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MATERIALS

All materials used in the fitting out will be good quality, comply with British Standards and have fire resistance / surface spread of flame ratings compliant with current building regulations.

DRAINAGE

Foul Drainage:- This will be as existing - no alterations or additions are required.

Surface Water Drainage:- This will be as existing – no alteration or addition is required.

SERVICES

The existing building is provided with mains electric, gas and water services which will be adapted / extended internally to serve the proposed layout.

REFUSE

There is provision for waste storage and collection within the existing external service area to the rear (north west) of the building.

LANDSCAPING

There is no requirement for additional landscaping.

ACCESS

Access to the domestic premises will be off Castlegate via the existing Hall to the first floor commercial unit. By nature of the levels involved and restriction of working within the constraints of an existing structure it is not physically possible to provide a disabled access.

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Approvals & Supporting Documents

	Required	Not required
Planning Approval	*	
Listed Building Consent		*
Conservation Area Consent		*
Design & Access Statement	*	
Heritage Statement	*	
Building Regulations	*	
Party Wall Act		*
Bat Survey		*
Flood risk Assessment		*

Planning Submission Fee:- £385

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Heritage Statement
For
The Proposed Change of Use
At
Lee Carter House
Castlegate
Clitheroe
BB7 1AZ

November 20012

REF - LCHS/F/2012/HS

OVERVIEW

Lee Carter House is situated within the conservation area of Clitheroe Town Centre between Castle Street and Lowergate. It is a complex of old and new building structures, the two principle stone constructed connected structures running at right angles to Castle Street and fronting the relatively recently formed courtyard know as Saddlers Mews are thought to date back to the late 18th / early 19th century. The structure adjoining the buildings fronting Castle Street is understood to have been used as a school, with the remainder of the structure adjacent to the Lowergate Carpark forming 3no cottages.

It is not known when, but both the use of the school and cottages became surplus to need and were abandoned. Over a period of many years the abandoned structures, through lack of use and therefore maintenance, fell into a state of disrepair, until by 1980 they were in a total dilapidated, derelict and dangerous state with much of both the roof and floor structures rotted away and stonework in urgent need of attention to maintain the structural integrity. Also the area now forming the courtyard (Saddlers Mews) had for many years been used as a dumping ground and the natural ground levels had been raised significantly to that above the floor levels of the former cottages.

PLANNING HISTORY

In 1982 the structures were purchased by the applicant and following granting of planning approval (Ref unknown) significant refurbishment and repair works were carried out forming a dwelling (Briggs Cottage) and a gymnasium complex (Lee Carter). The works also opened up a pedestrian route via the ginnel off Castle Street through to the Lowergate Carpark.

In 1994 planning approval (Ref unknown) was granted and the buildings extended by the addition on the south west elevation of a contemporary stone, rendered and slate clad extension forming a hair dressing salon and dance studio (ancillary to the Gymnasium).

Planning permission (Ref 3/2004/1171) was granted in 2005 for the addition of a further contemporary extension providing additional gym facilities at first floor level on the south west elevation.

Following the intention to expand the Gymnasium business and relocate into larger more suitable premises, planning permission (Ref 3/2008/0858) was granted in 2009 for the change of use of the gymnasium and retail to form office, domestic and additional retail use.

Circa 1999 the adjacent cottages (Saddlers Mews) were constructed by the applicant on the site of the former Cooks Saddlers and the courtyard fully opened up and landscaped as it is today.

PROPOSALS

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The current application is for Change of Use of commercial to domestic use incorporating:-

- 1) South west elevation: Removal of window and reinstating of existing door opening.
- 2) North east elevation: The installation of a 1M high stainless steel flue pipe above the existing higher roof level.
- 3) South west elevation: The alteration of an existing window opening. The 1982 conversion / refurbishment works saw the building up of a number of existing openings, retaining the existing sandstone window surrounds and a number of new window openings were created. Three of the new openings created were of a proportion which did not complement the existing building and planning permission to alter two of these openings was granted under application Ref 3/2008/0858. The implementation of the theses approved alterations will further alienate the remaining opening if left in its present form. Ref Photographs P1 and P2. It is proposed to use the stone head of the built up original window opening in its present position as the sill to the extended opening.
- 4) North east elevation: Fitting of Velux conservation rooflight to new bathroom area. (Note - this cannot be seen on the elevation due to the roof pitch of the contemporary extension.
- 5) The removal of a redundant air conditioning unit and associated service pipework. As this is situated on a visually principle elevation the removal of this will be an enhancement.

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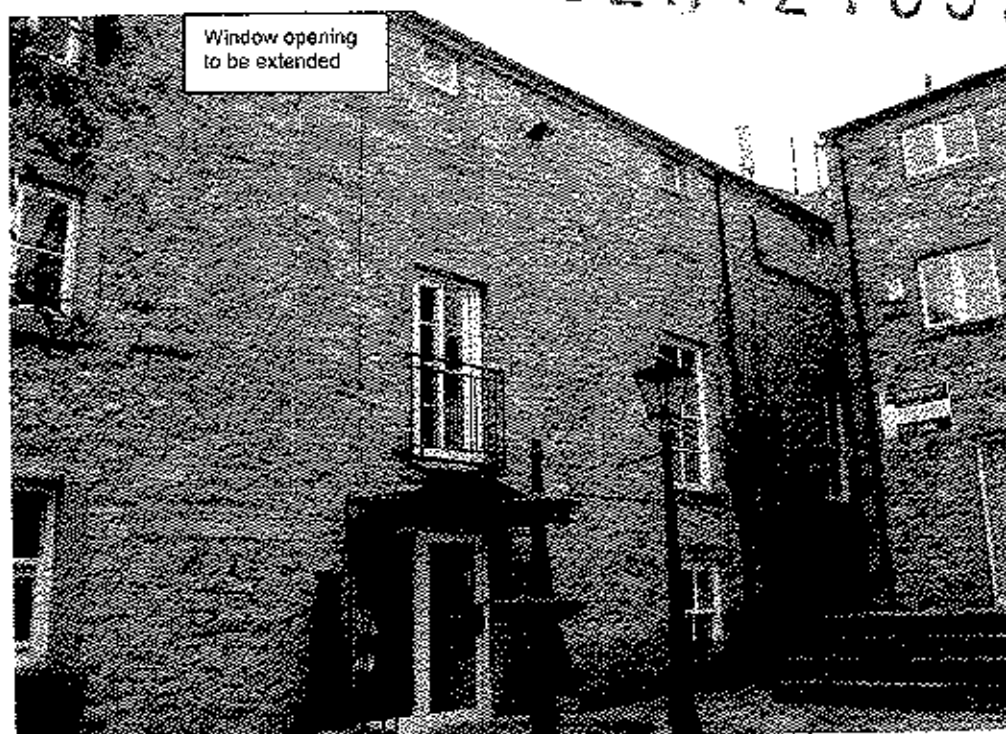


Photo 1
Indicating window opening (top centre) to be extended



Photo 2
Indicating air conditioning unit and service pipework to be removed

CONCLUSION

With the exception of circulation / ancillary welfare space, the change of use is for two individual areas of commercial space amounting to a total floor area of circ 30sqm. These areas are situated on the top floor and are sandwiched between domestic accommodation (existing and under conversion). Granting of approval will unify the domestic use class on this floor level which will be beneficial to the amenity of the existing / prospective domestic residents. It must be noted that these two areas of usable floor space although granted change of use class under planning approval Ref 3/2008/0858 have remained unoccupied since the gymnasium business use ceased.

There is no doubt that the vision and financial input of the applicant over the last 30 years with regard to this building and its immediate surroundings have rejuvenated this area of Clitheroe and enabled it to be a worthy inclusion in the Conservation Area of Clitheroe Town Centre with both Lee Carter House and the relatively recent Saddlers Mews Cottages both enjoying the status of buildings of "Townscape Merit".

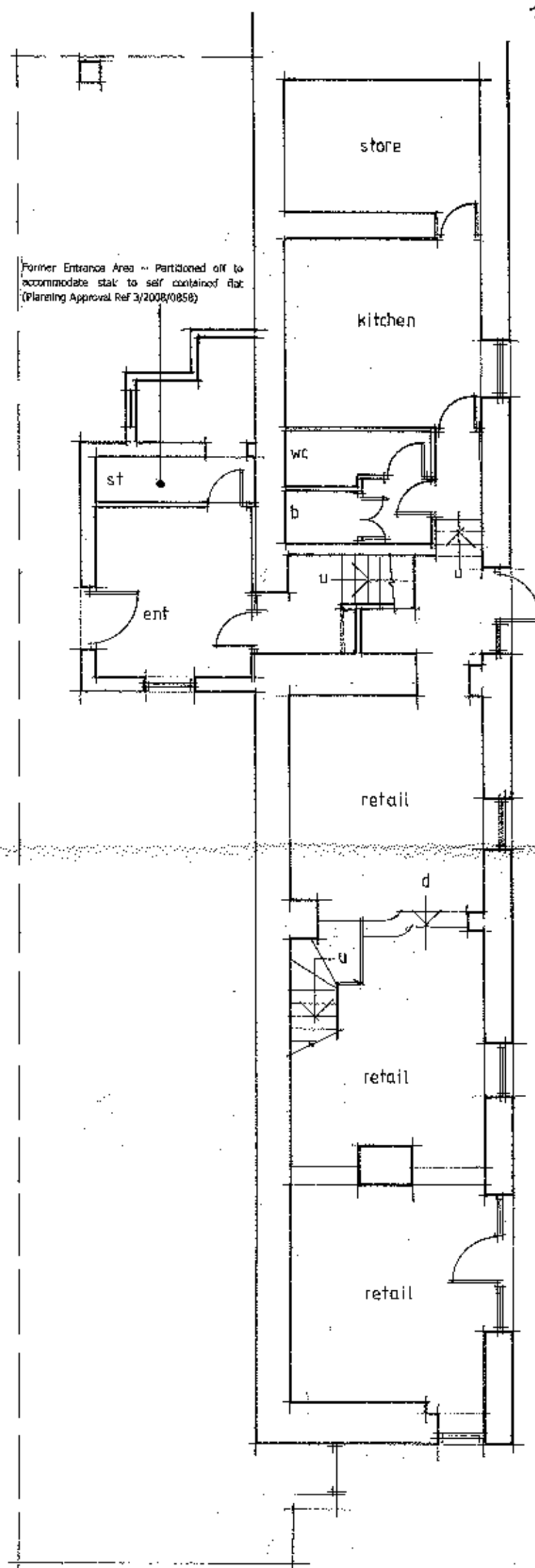
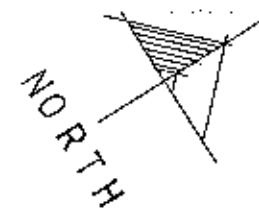
The proposals outlined in the application form the ever evolving history of the buildings of Clitheroe and will ensure that such buildings are inhabited and serve a useful purpose. It is considered that the change of use of what are redundant areas of the building along with the minor physical alterations proposed, are in keeping and reflect the applicants past and continuing determination and commitment to preserve and enhance the conservation and historic heritage of Clitheroe.



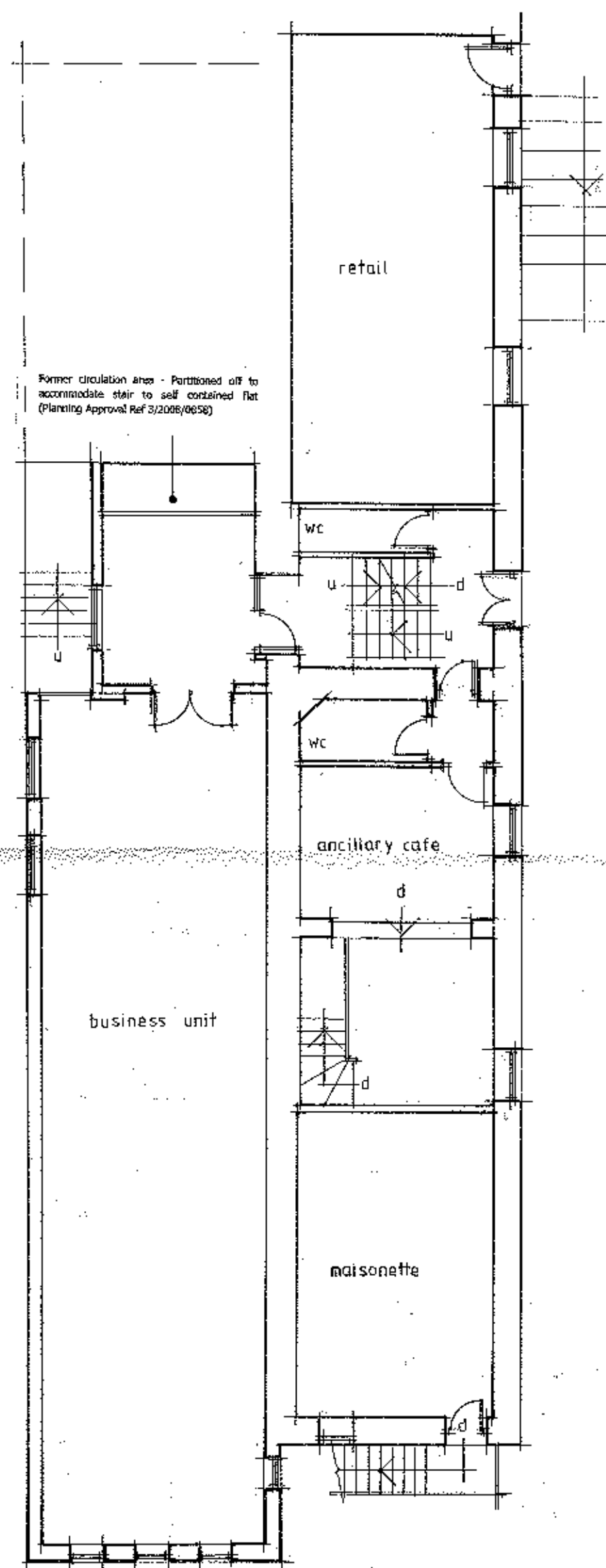
Location Plan

Scale 1:1250

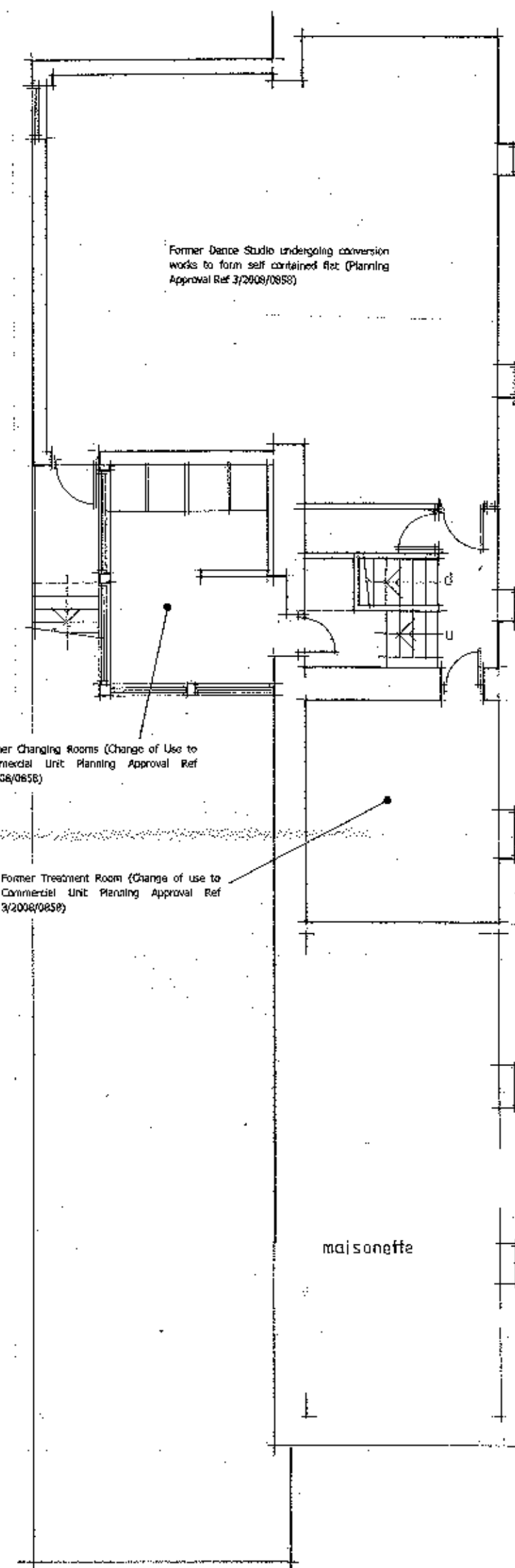
DEVELOPMENT	Proposed Change of Use
LOCATION	Former Lee Carter Health Studio Lowergate Clitheroe BB7 1AD
DRAWING TITLE	Location Plan
SCALE	1:1250
DATE	Nov 2012
DRG NO	LCIS/F/2012/01



Ground floor plan



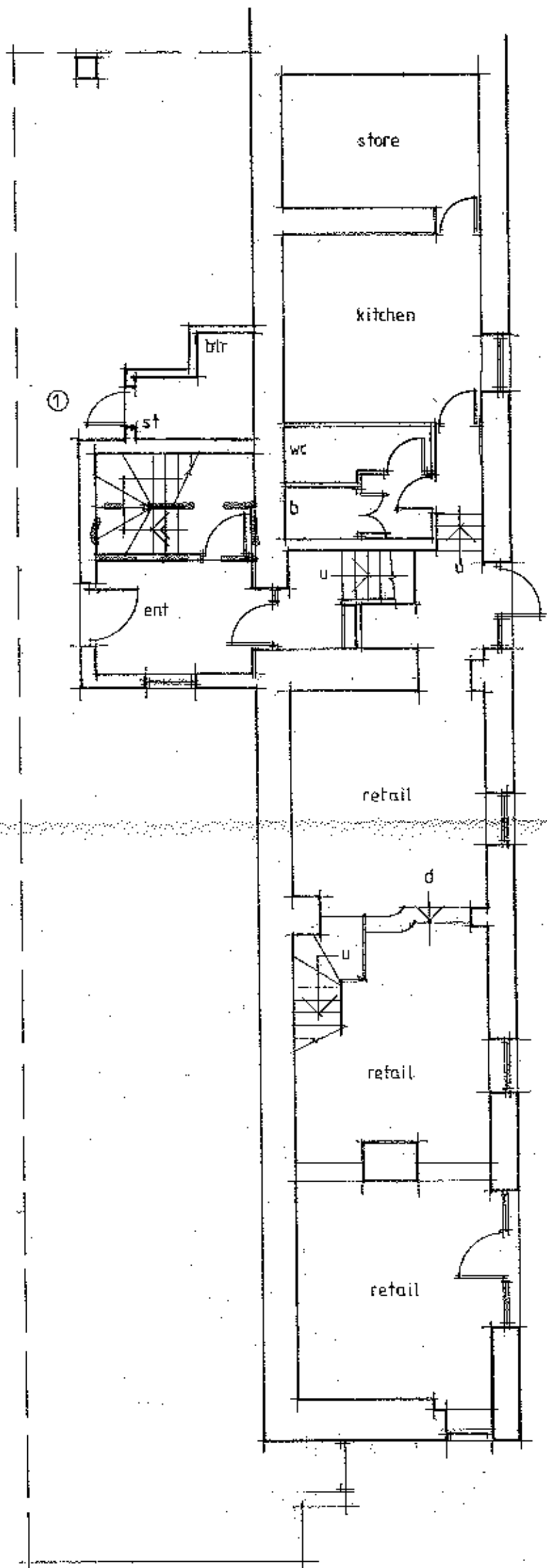
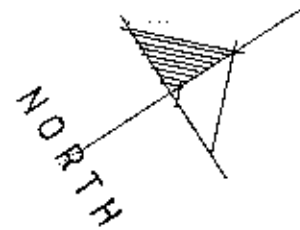
First floor plan



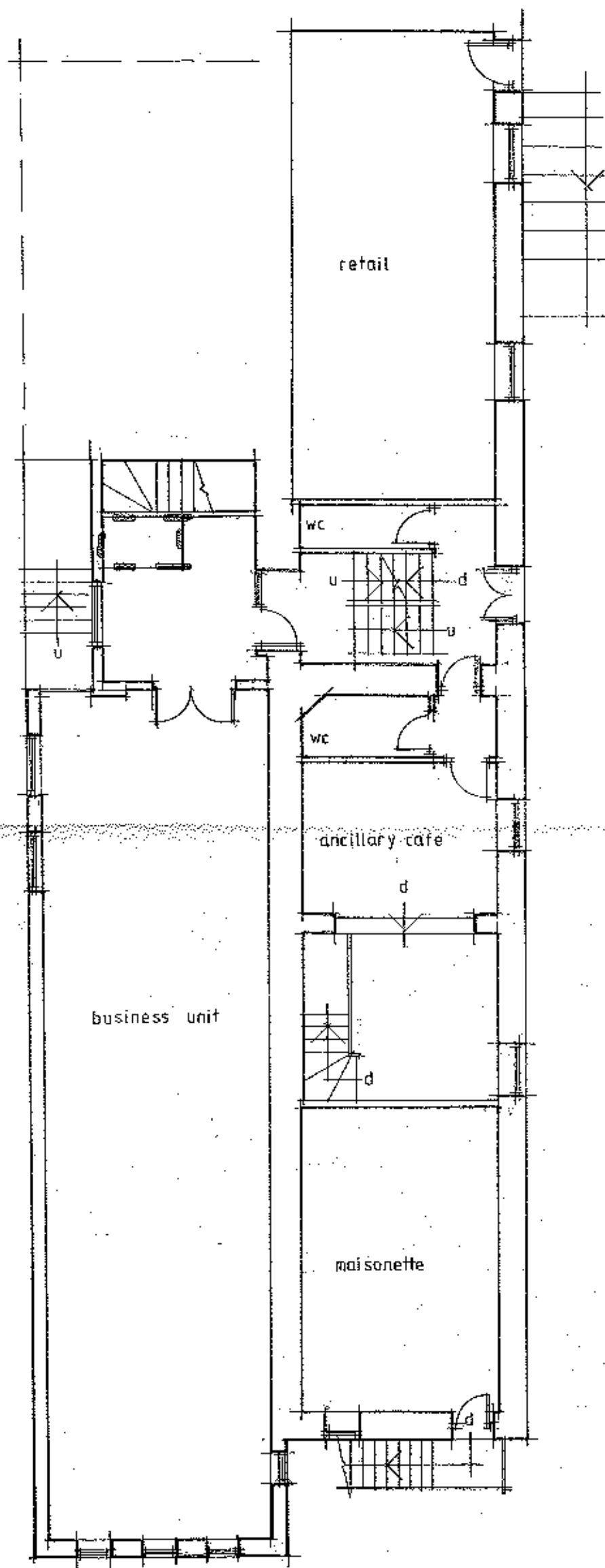
Second floor plan

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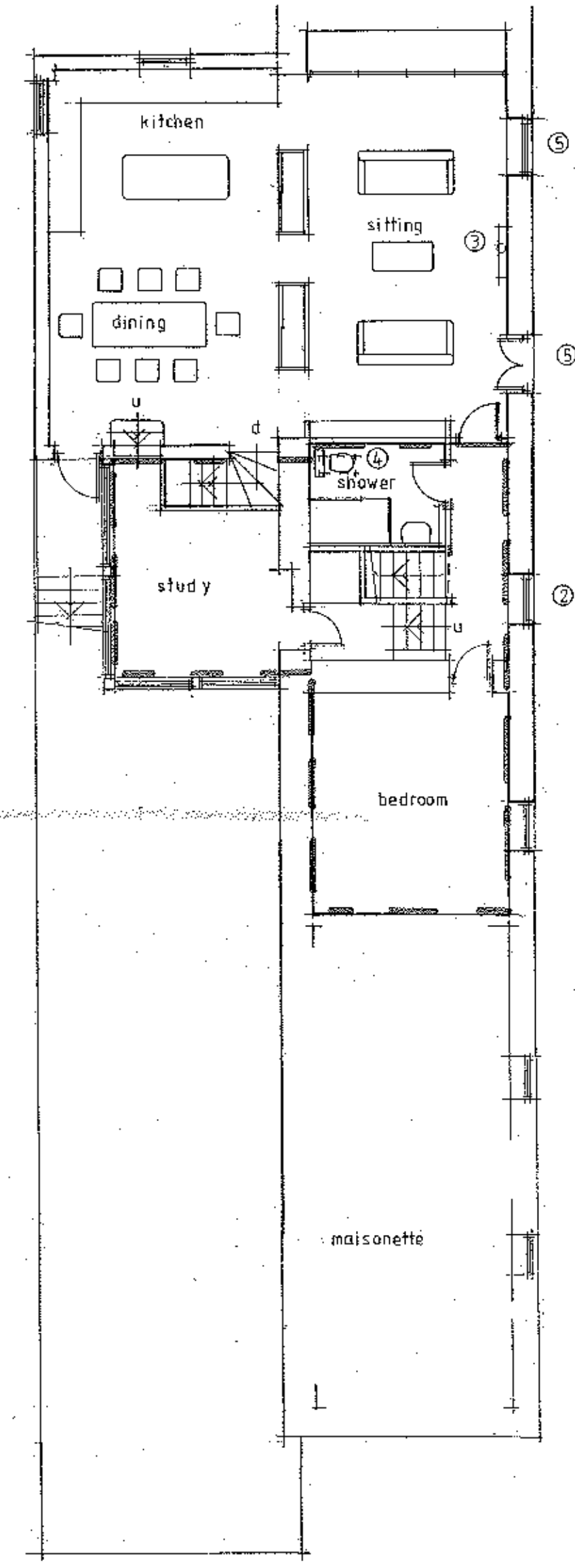
DEVELOPMENT	Proposed Change of Use
LOCATION	Former Lee Carter Health Studio Lowergate Clitheroe BB7 1AD
DRAWING TITLE	Existing Plans
SCALE	1:100
DATE	Nov 2012
DRG NO	LCHS/F/2012/02



Ground floor plan



First floor plan



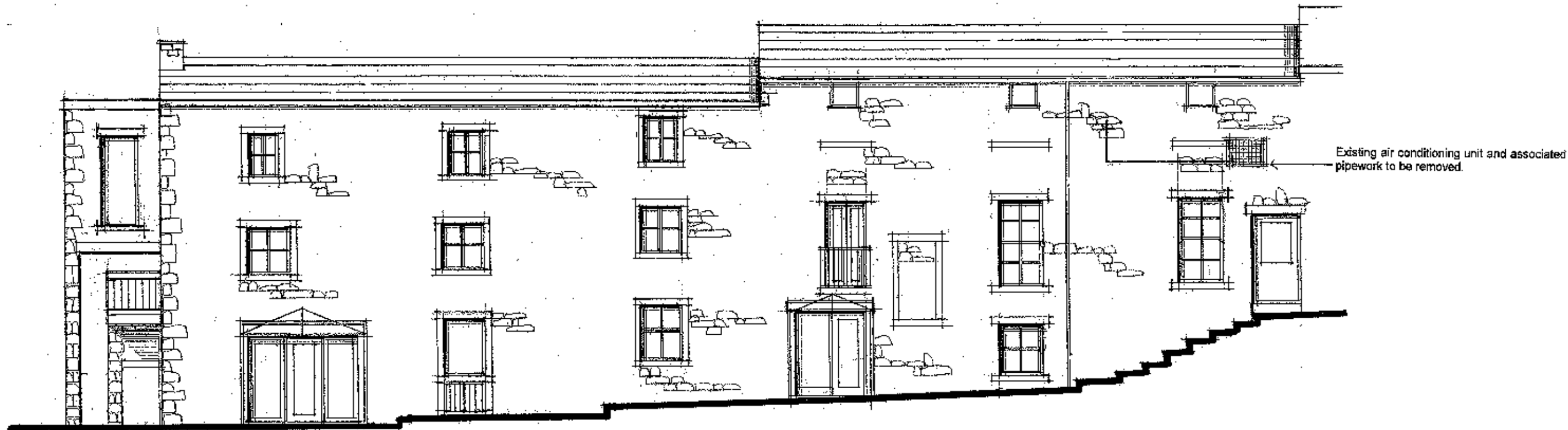
Second floor plan

- 1 Window removed, former door opening reinstated and new boarded timber door fitted.
- 2 Window opening extended to 1000mm wide and down to existing original stone surround. Painted timber window frame fitted.
- 3 1000mm high stainless steel flue terminal.
- 4 980 x 550mm Vetux conservation flush fitting roof light installed.
- 5 Existing openings adapted as plan / elevations approved under application Ref 3/2008/0858

Indicates areas applicable to change of use.

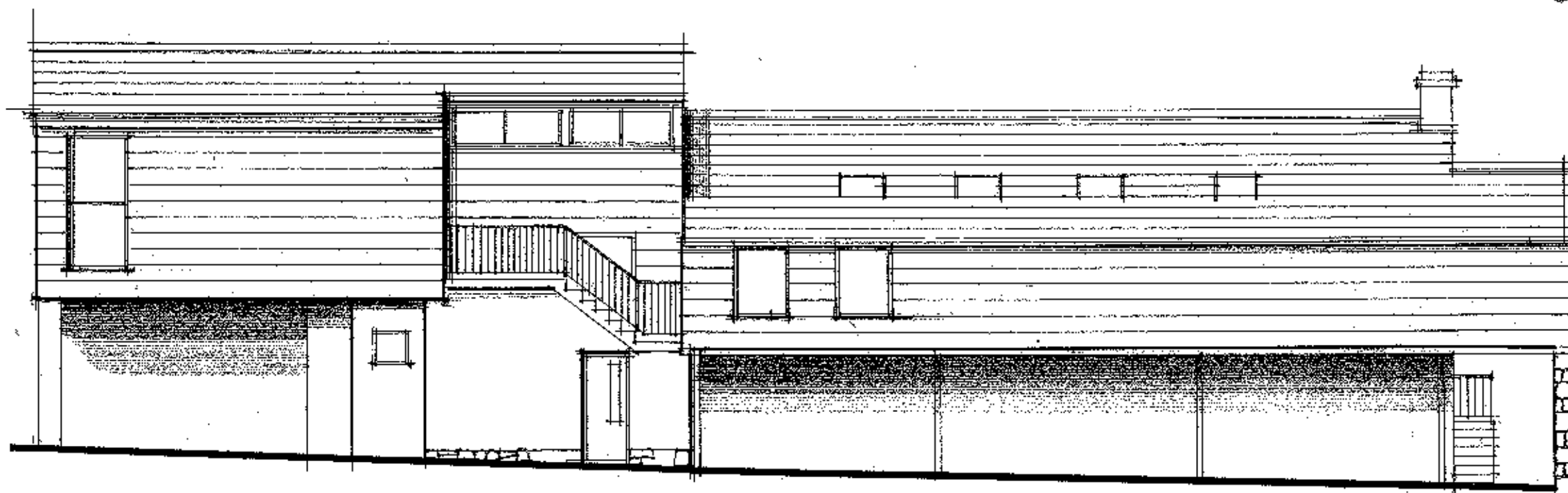
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DEVELOPMENT	Proposed Change of Use
LOCATION	Former Lee Carter Health Studio Lowergate Clitheroe BB7 1AD
DRAWING TITLE	Proposed Plans
SCALE	1:100
DATE	Nov 2012
DRG NO	LCHS/F/2012/04



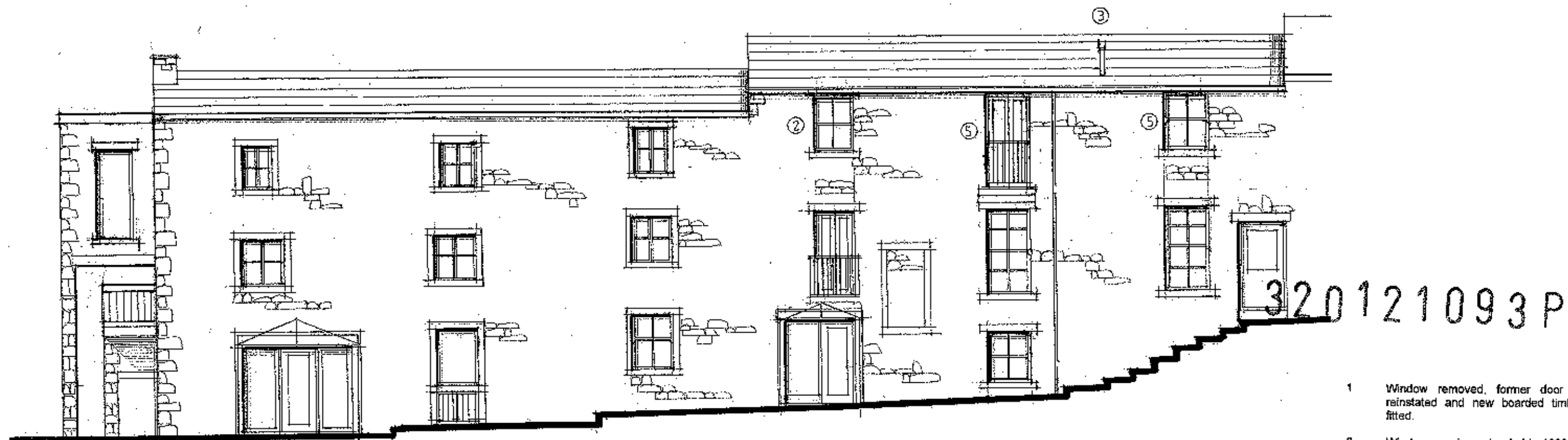
north east elevation

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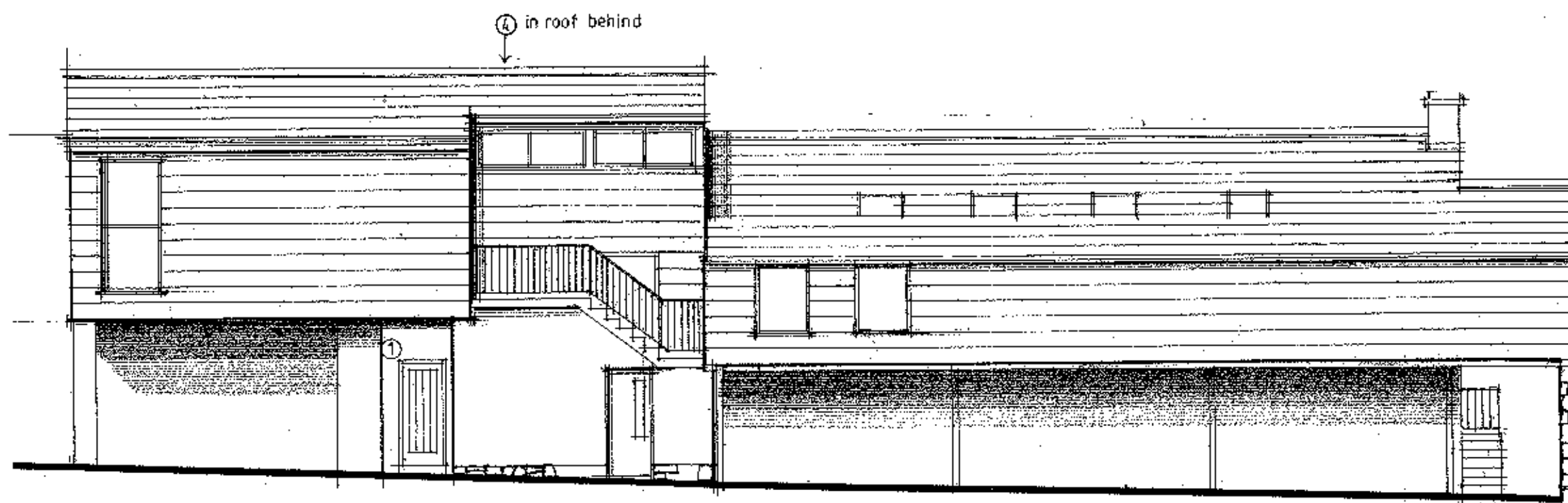
south west elevation

DEVELOPMENT	Proposed Change of Use
LOCATION	Former Lee Carter Health Studio Lowergate Clitheroe BB7 1AD
DRAWING TITLE	Existing Elevations
SCALE	1:100
DATE	Nov 2012
DRG NO	LCHS/F/2012/03



north east elevation

- 1 Window removed, former door opening reinstated and new boarded timber door fitted.
- 2 Window opening extended to 1000mm wide and down to existing original stone surround. Painted timber window frame fitted.
- 3 1000mm high stainless steel flue terminal.
- 4 980 x 550mm Valux conservation flush fitting roof light installed.
- 5 Existing openings adapted as plan / elevations approved under application Ref 3/2008/0858



south west elevation

DEVELOPMENT	Proposed Change of Use
LOCATION	Former Lee Carter Health Studio Lowergate Clitheroe BB7 1AD
DRAWING TITLE	Proposed Elevations
SCALE	1:100
DATE	Nov 2012
DRG NO	LCHS/F/2012/05