



**RIBBLE VALLEY
BOROUGH COUNCIL**

10 DEC 2012

For office use only

Application No:

320121096 P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 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:		First name:		Surname:	
Company name:	Trustees of the Hon. R C Assheton Settlement				
Street address:	c/o Ingham and Yorke			Country Code	National Number
	Littlemoor			Telephone number:	Extension Number
Town/City:	Clitheroe			Mobile number:	
County:	Lancs			Fax number:	
Country:				Email address:	
Postcode:	BB7 1HG				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas
Company name:	Janet Dixon Town Planners Ltd				
Street address:	10A Whalley Road			Country Code	National Number
				Telephone number:	Extension Number
Town/City:	Clitheroe			Mobile number:	
County:	Lancs			Fax number:	
Country:				Email address:	
Postcode:	BB7 1AW			Judith@jdxontownplanners.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):

Improvements to toilet facilities including a single storey rear extension, providing a pitched roof to an existing single storey flat roof, internal alteration to create a disabled persons toilet and alterations to car park to improve outdoor seating area.

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:	Assheton Arms Hotel		
Street address:			
	Downham		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 4BJ		

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

Easting:	
Northings:	

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage for the storage of waste

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

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage for the storage of recyclable waste

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

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):

Heritage Statement

4168-3B Existing elevation

4168-5 Ground floor proposed

4168-6 Ground floor plan existing

4168-7F Proposed elevations

4168-8 Site plan

4168-9B Front car park plan proposed

4168-10 Front car park plan existing

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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	14	14	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:

Natural stone and render

Description of proposed materials and finishes:

Natural stone and render

Roof covering - add description

Description of existing materials and finishes:

Slate

Description of proposed materials and finishes:

Slate

Windows - add description

Description of existing materials and finishes:

Painted timber

Description of proposed materials and finishes:

Painted timber

14. Materials (continued)

External doors - add description

Description of existing materials and finishes:

Painted timber

Description of proposed materials and finishes:

Painted timber

Boundary treatments - add description

Description of existing materials and finishes:

Natural stone walls with flat coping stones

Description of proposed materials and finishes:

Natural stone walls with flat coping stones

Are you supplying additional information on submitted drawings or plans? ☒ Yes ☐ No

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

Planning Design and Access Statement

Heritage Statement

4168-3B Existing elevation

4168-5 Ground floor proposed

4168-6 Ground floor plan existing

4168-7F Proposed elevations

4168-8 Site plan

4168-9B Front car park plan proposed

4168-10 Front car park plan existing

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

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

16. 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

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:

Public house

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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

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

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

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	0.0	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	13.0	13.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
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
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		0.0	0.0	13.0	13.0

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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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	
A3	12.00	22.30	12.00	24.00	12.00	22.00	☐
A4	12.00	22.30	12.00	24.00	12.00	22.00	☐

25. Site Area

What is the site area?

00.22 hectares

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:

N/A

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 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: Linton Regeneration Company Ltd Number: Suffix: Street: Assheton Arms Locality: Downham Town: Clitheroe Postcode: BB7 4BJ	11/12/2012

Title: Mrs First name: Judith Surname: Douglas
Person role: Agent Declaration date: 11/12/2012 ☒ Declaration made

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

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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:

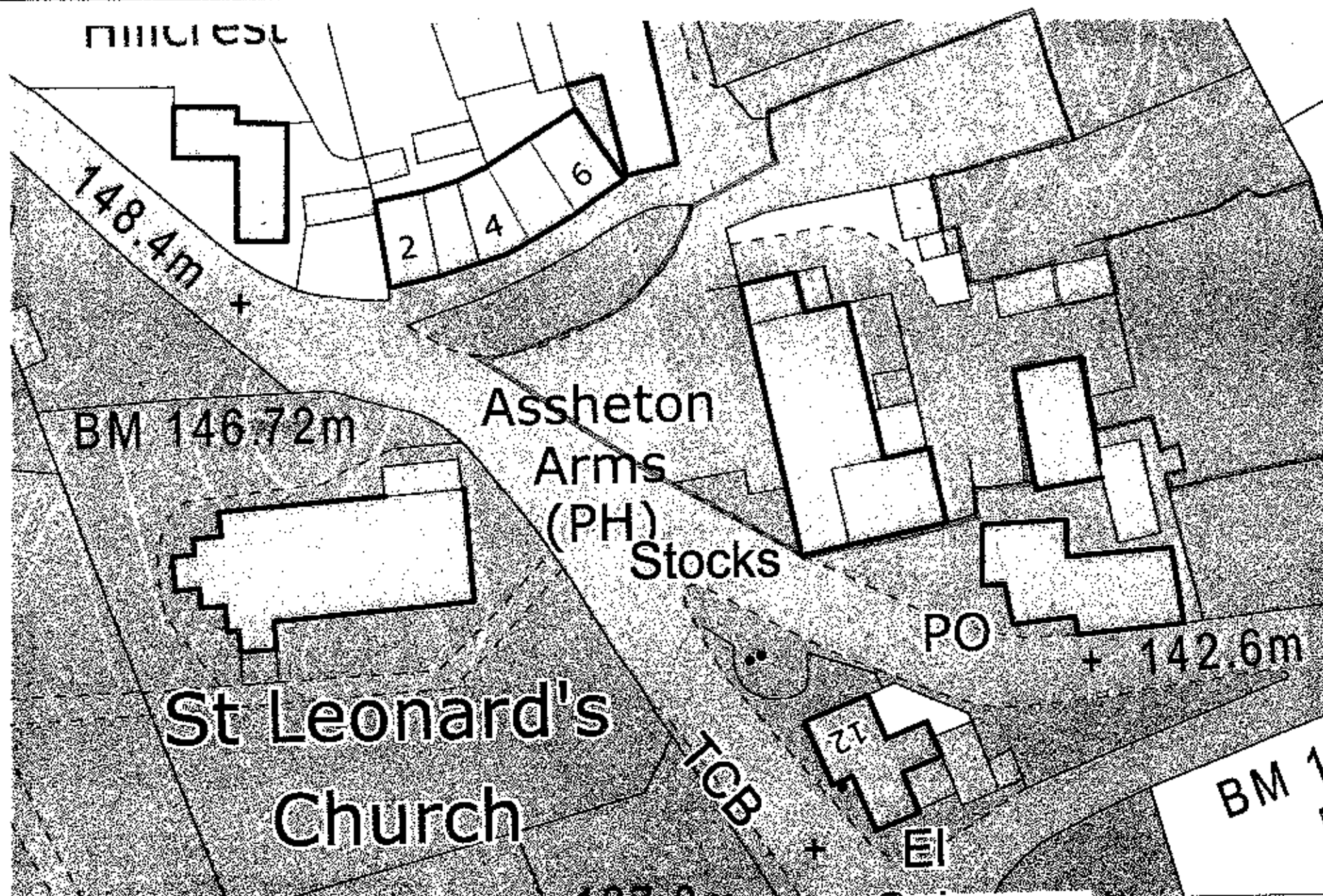
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mrs First Name: Judith Surname: Douglas
Person role: Agent Declaration date: 11/12/2012 ☒ Declaration Made

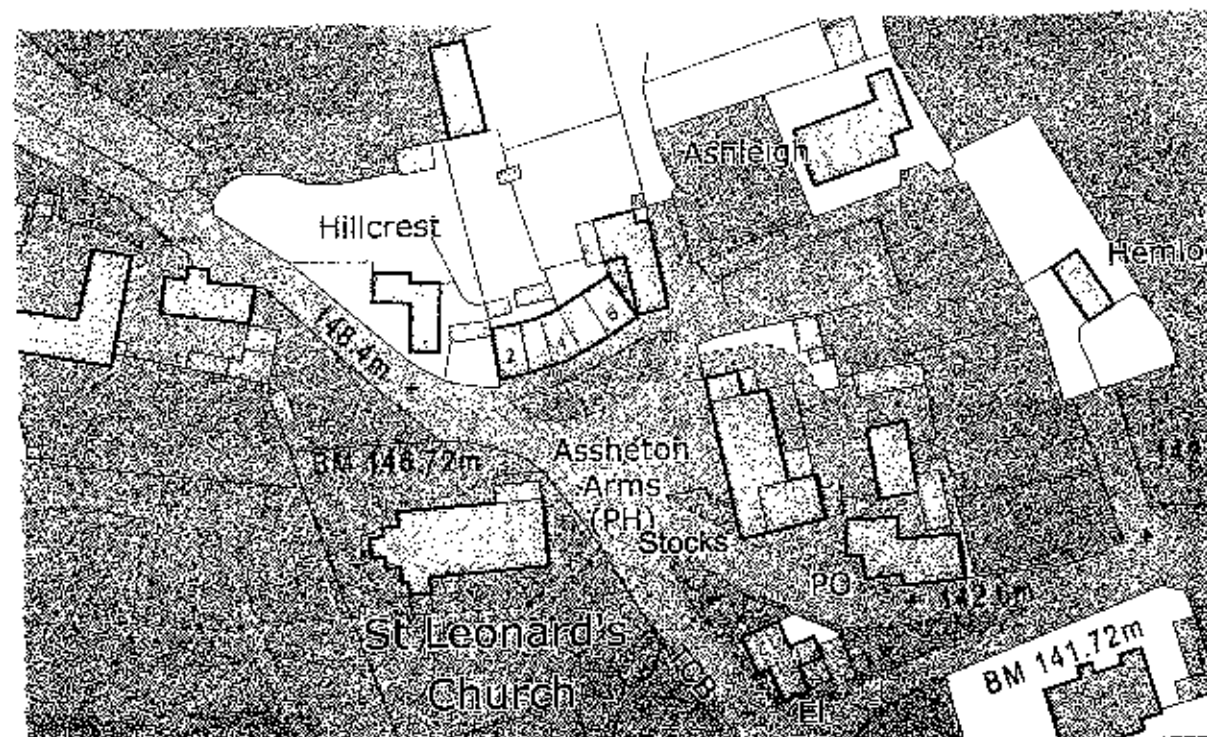
30. Declaration

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 11/12/2012



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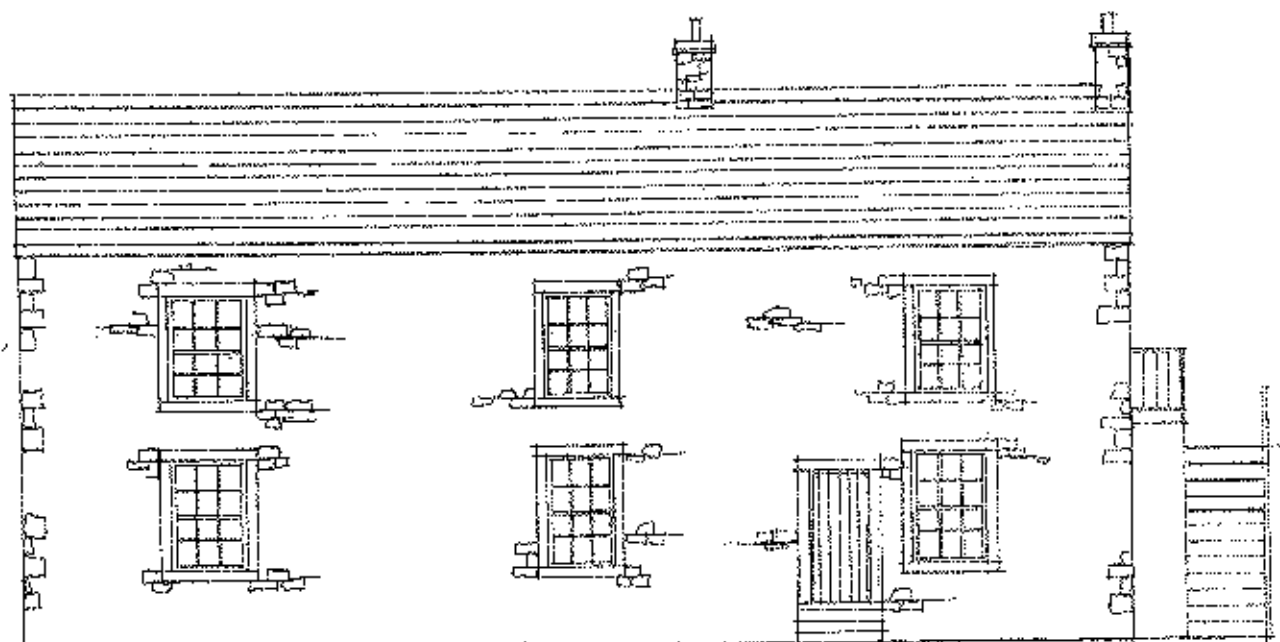


Client		
SEAFOOD PUB CO		
Job Title		
PROPOSED ALTERATIONS TO ASSHETON ARMS DOWNHAM		
Drawing Title		
SITE PLAN		
Scale	Date	Drawn
	APR 12	LKR
 SUNDERLAND PEACOCK ARCHITECTS LTD		
SUKUMARAN ENGINEERING ASSOCIATES LTD 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000		
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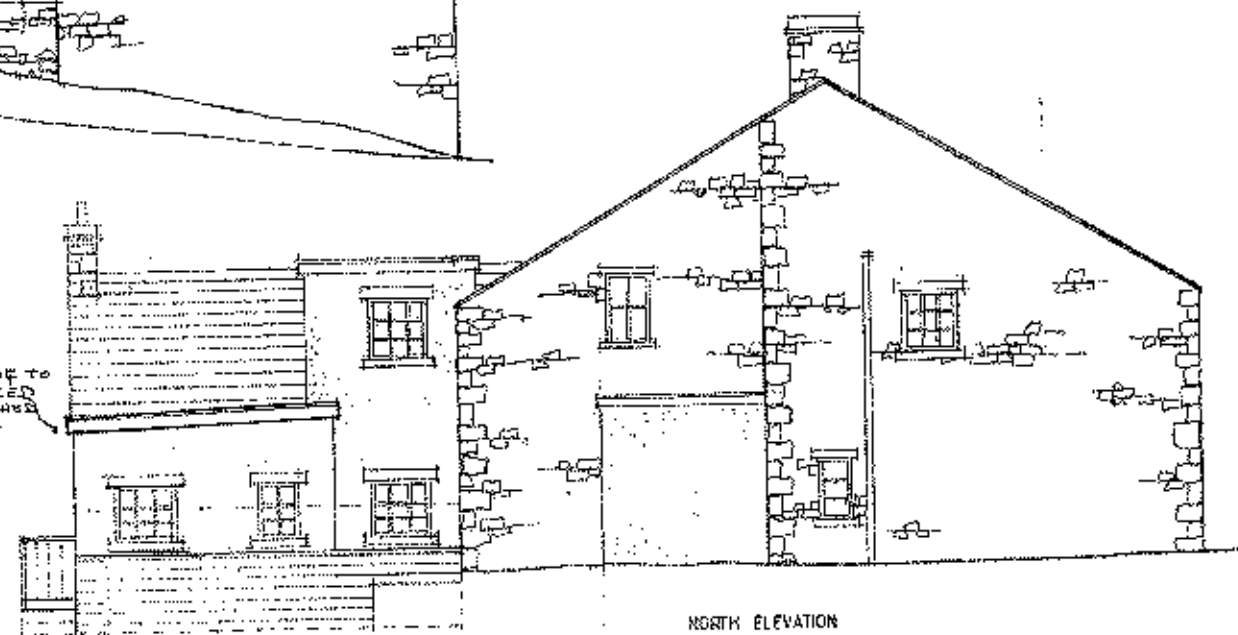


WEST FRONT ELEVATION

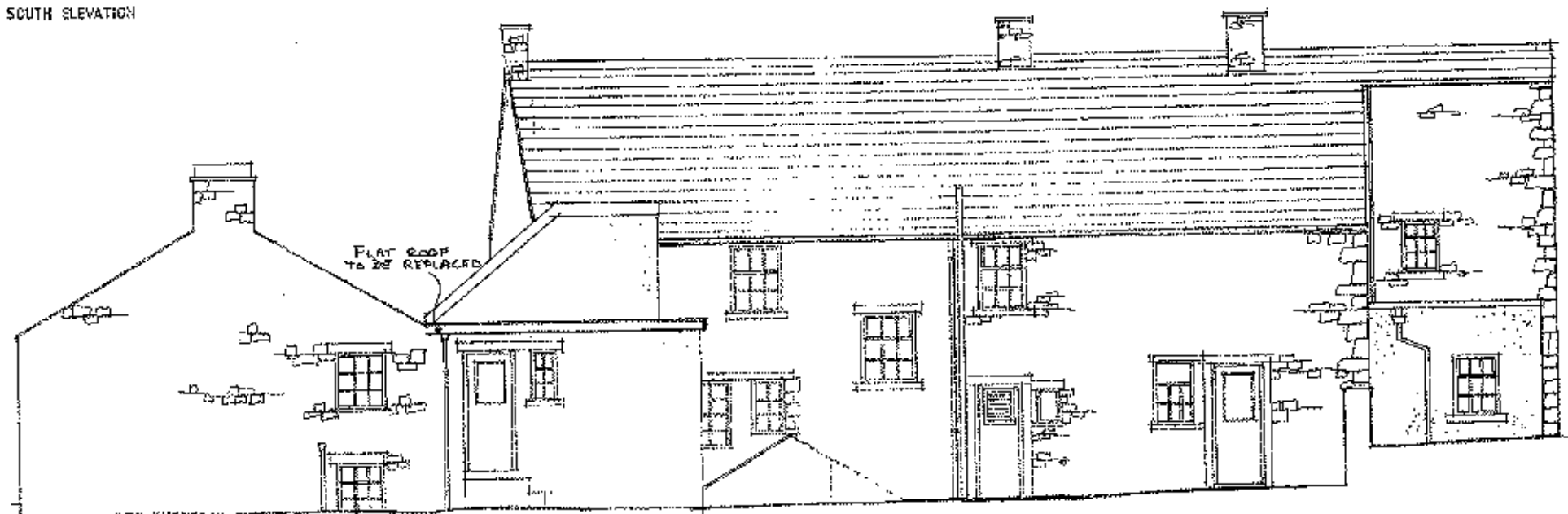
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SOUTH ELEVATION



NORTH ELEVATION



NEAR EAST ELEVATION

B. NOTE ADDED 7/12/12

A. FRONT ELEVATION, ADDED 9/20/12

SEAFOOD PUB COMPANY

PROPOSED ALTERATIONS TO

ASSHETON ARMS

DOWNHAM

EXISTING ELEVATIONS

Scale 1:50 Date SEPT 11 Drawn LKR

sp

BLINDENLAND PEACOCK

BLINDENLAND PEACOCK & ASSOCIATES LTD

BLINDENLAND PEACOCK & ASSOCIATES LTD

BLINDENLAND PEACOCK & ASSOCIATES LTD

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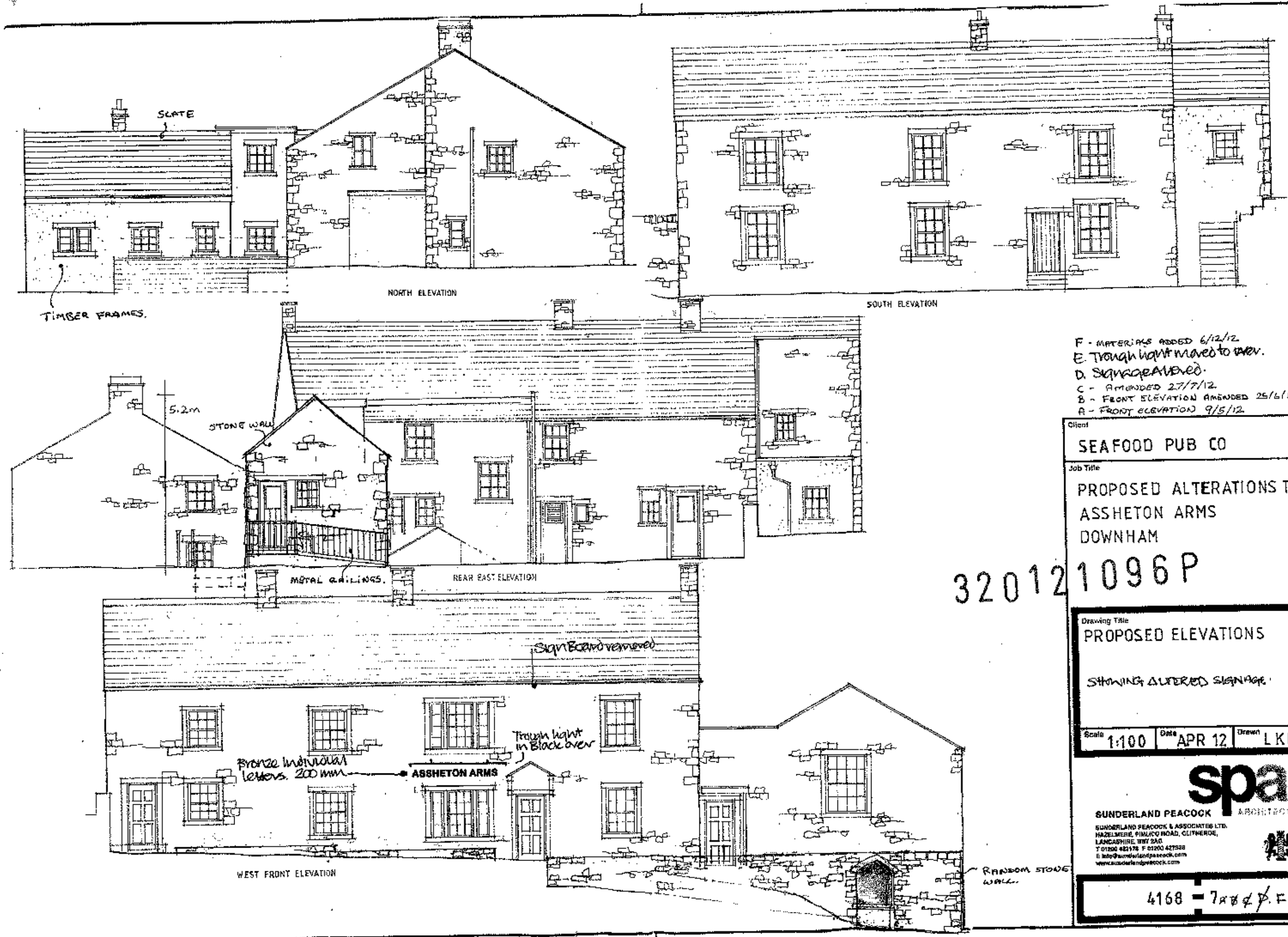
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BLINDENLAND PEACOCK & ASSOCIATES LTD

BLINDENLAND PEACOCK & ASSOCIATES LTD



- F - MATERIALS ADDED 6/12/12
- E - TROUGH LIGHT MOVED TO PREV.
- D - SIGN REPAIRED.
- C - AMENDED 27/7/12
- B - FRONT ELEVATION AMENDED 25/6/12
- A - FRONT ELEVATION 9/5/12

Client
SEAFOOD PUB CO

Job Title
**PROPOSED ALTERATIONS TO
ASSHETON ARMS
DOWNHAM**

320121096P

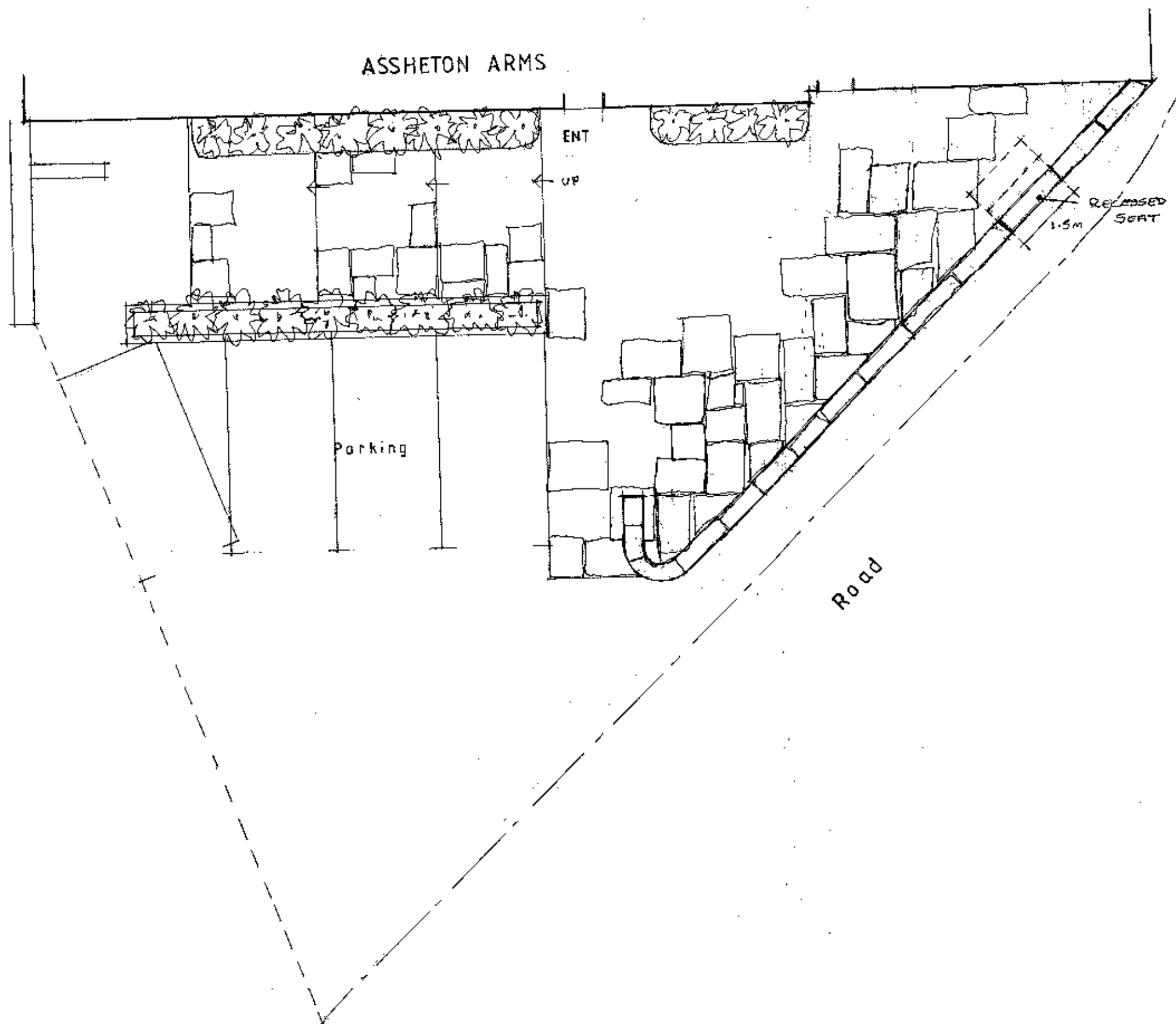
Drawing Title
PROPOSED ELEVATIONS

SHOWING ALTERED SIGNAGE

Scale 1:100 Date APR 12 Drawn LKR

spa ARCHITECTS
SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELMERIE, PIMLICO ROAD, CLYMERDALE,
LANCASHIRE, BB7 2AG
T 01200 421178 F 01200 421528
E info@sunderlandpeacock.com
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4168 - 7th of F



B - AMENDED 12/9/12
A - AMENDED 27/7/12

Client

SEAFOOD PUB CO.

Job Title

PROPOSED ALTERATIONS TO
ASSHETON ARMS
DOWNHAM

320121096P

Drawing Title

FRONT CARPARK PLAN
PROPOSED

Scale 1:100

Date MAY 12

Drawn LKR

spa
ARCHITECTS

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4168-9/B

ASSHETON ARMS

ENT

grass

Parking

Road

320121096P

Client

SEAFOOD PUB CO.

Job Title

PROPOSED ALTERATIONS TO
ASSHETON ARMS
DOWNHAM

Drawing Title

FRONT CAR PARK PLAN
EXISTING

Scale 1:100

Date MAY 12

Drawn LKR

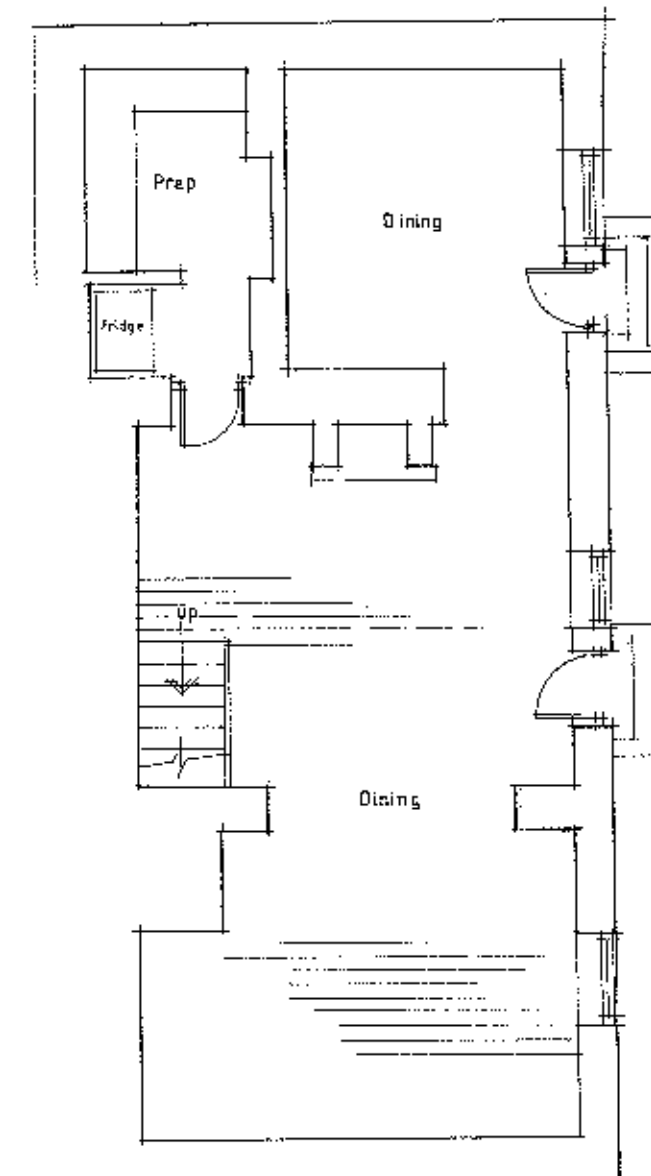
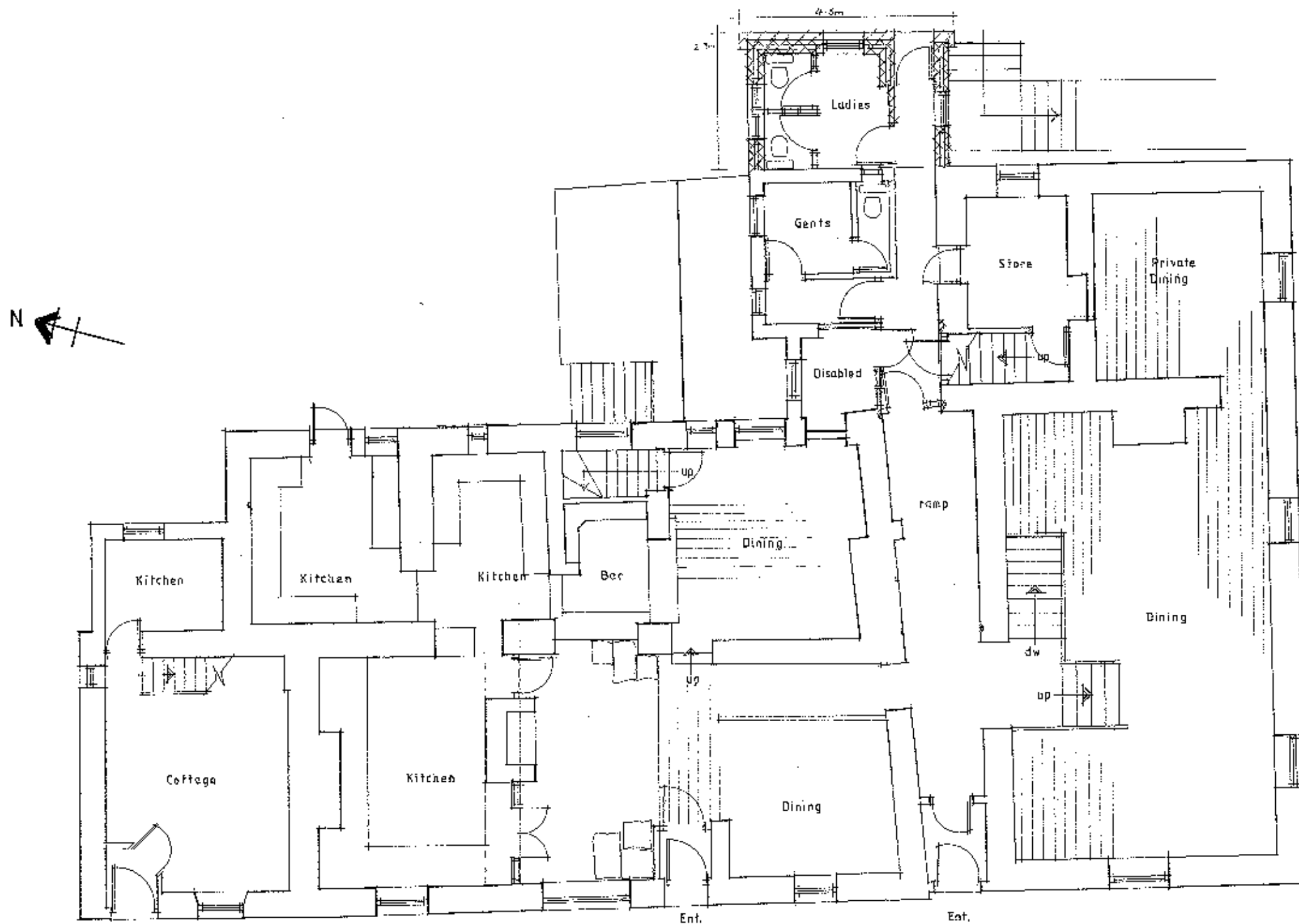
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4168-10



BASEMENT PLAN

320121096P

Client SEAFORD PJB CO.			
Job Title PROPOSED ALTERATIONS TO ASSHETON ARMS DOWNHAM			
Drawing Title GROUND FLOOR PLAN PROPOSED			
Scale 1:50	Date JAN 12	Drawn LKR	
 SUNDERLAND PEACOCK ARCHITECTS & ASSOCIATES LTD. HULLYBURY, TWICKENHAM, LUTHERBURGH T: 01223 431111 F: 01223 431112 www.sunderlandpeacock.com			
4168 - 5			

**PLANNING APPLICATION BY
TRUSTEES OF HON R C ASSHETON SETTLEMENT
TO RIBBLE VALLEY BOROUGH COUNCIL**

**FOR PLANNING PERMISSION AND LISTED BUILDING
CONSENT TO IMPROVE TOILET FACILITIES INCLUDING A
SINGLE STOREY REAR EXTENSION, PROVIDING A PITCHED
ROOF TO AN EXISTING SINGLE STOREY FLAT ROOF,
INTERNAL ALTERATIONS TO CREATE A DISABLED PERSONS
TOILET. ALTERATIONS TO CAR PARK TO IMPROVE THE
OUTDOOR SEATING AREA**

AT THE ASSHETON ARMS DOWNHAM CLITHEROE BB7 4BJ

PLANNING STATEMENT

320121096P
December 2012

Janet Dixon



**Judith Douglas Bsc(Hons) MRTPI
Janet Dixon Town Planners Ltd.
10A Whalley Road
Clitheroe
Lancashire
BB7 1AW**

01200 425051

PLANNING DESIGN AND ACCESS STATEMENT IN SUPPORT OF A PLANNING APPLICATION LISTED BUILDING CONSENT APPLICATION TO IMPROVE TOILET FACILITIES INCLUDING A SINGLE STOREY REAR EXTENSION, PROVIDING A PITCHED ROOF TO AN EXISTING SINGLE STOREY FLAT ROOF, INTERNAL ALTERATIONS TO CREATE A DISABLED PERSONS TOILET. ALTERATIONS TO CAR PARK TO IMPROVE THE OUTDOOR SEATING AREA AT THE ASSHETON ARMS DOWNHAM CLITHEROE BB7 4BJ.

1. SITE DESCRIPTION:

- 1.1 The application site comprises the public house, forecourt and front car park of the Assheton Arms. The pub is a listed building within the settlement boundary and conservation area of Downham, see heritage statement. The Downham Conservation Area Assessment notes 'the Assheton Arms was originally a farmhouse brewing beer for their workers. The interior has a stone fireplace inscribed 'IBS 1765'. In 1872 it was known as the George and Dragon but in the 1950's was renamed the Assheton Arms in honour of Ralph Assheton's elevation to the peerage'.

2. PROPOSAL

- 2.1 The application is for full planning permission and listed building consent to provide a single storey extension at the rear of the building to accommodate new toilet facilities and to provide a pitched roof to an existing flat roofed single storey extension in order to improve the appearance of the building. Alterations to existing external steps are proposed necessitated by the single storey extension. Landscaping to the front forecourt of the building is proposed in order to formalise and improve the existing outdoor seating area.

3. ASSESSMENT

- 3.1 National Planning Policy Framework
- 3.2 Adopted Ribble Valley Districtwide Local Plan
G1 Development Control
ENV19 Development of listed Buildings
- 3.3 Core Strategy 2008-2028 – A Local Plan for Ribble Valley Regulation 19 Consultation Draft. DMG1 General Considerations, EN5 Heritage Assets, DME4

Protecting Heritage Assets, EC3 Visitor Economy and DMB1 Supporting business and growth in the local economy.

4. SITE HISTORY

- 4.1 6/10/0349 Proposed alteration George and Dragon approved 29/03/1954. The description of the work on the application form reads: alteration to existing bar services, provision of better toilet facilities and conversion of cottage to restaurant.

3/74/0877 Double sided projecting sign refused consent 14.11.74.

EVALUATION

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- 5.1 The National Planning Policy Framework in paragraph 28 encourages the support of the sustainable growth and expansion of all types of business and enterprise in rural areas. It promotes the retention and development of local services and community facilities in villages including public houses. At paragraph 131 it states local authorities in determining planning applications should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; and the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- 5.2 The Assheton Arms is a village public house. It is an important community facility but also draws in visitors from further a field. It is a rural business with links to the rural economy through its suppliers and it is a local employer. The buildings within Downham are unusual in that they are owned by one estate. The pub is owned by the estate and generates income to the estate. The remarkable surviving historic appearance of Downham is largely down to the careful stewardship of the estate.
- 5.3 The proposed alterations to the Assheton Arms are essential to up date the facilities particularly for the disabled and to sustain viability within a very competitive market. They will improve the appearance of the building by partially ameliorating the harm caused by inappropriate extensions added to the building in the 1950's. The landscaping to the front of the building in high quality natural materials will formalize the existing outdoor seating area and increase the viability of the business by providing an attractive and functional outdoor space.

- 5.4 The proposed alterations to the building do not involve any alterations to the historic fabric of the building, rather the areas of change are confined to those areas previously disturbed or built in the 1960's. The alterations to the outdoor space in front of the building will follow the features within the conservation area which add to its character. The creation of a stone wall to surround the outdoor seating area reflects the prevalence of stone walls within Downham. See Heritage Statement for a more detailed description. The proposal also allows for the widening of the footway adjacent to road and the provision of a sheltered seating area near to the bus stop.

6. DESIGN

- 6.1 The proposed single storey extension projects 2.9m from the rear elevation of the existing extension and is 4.5m wide. It is to be constructed out of render and stone to match the existing building and replaces the render on the rear elevation of the extension with stone. The roof is to be covered in stone slate, the external steps are to be natural stone, and the hand rails are to be in metal. The terraced areas to the forecourt are to be cover in natural stone flags and the new boundary walls are to be constructed in stone with flat topped copings.
- 6.2 The submitted drawings include:
- | | |
|---------|------------------------------|
| 4168-3B | Existing elevation |
| 4168-5 | Ground floor proposed |
| 4168-6 | Ground floor plan existing |
| 4168-7F | Proposed elevations |
| 4168-8 | Site plan |
| 4168-9B | Front car park plan proposed |
| 4168-10 | Front car park plan existing |

7. ACCESS

- 7.1 Vehicular access to the parking area in front of the Assheton Arms is informal being directly off the road onto the car park. The distinction between the road and the car parking is made by a line of setts within the tarmac. The vehicle access to the rear car park is similarly defined. Car parking spaces are not formally marked out and to do so would detract for the character of the building and the conservation area generally. Vehicles at the present time cross the tarmac and park parallel to the

front of the building. The provision of the stone terraces in front of the building will formalise the present outdoor seating arrangement and better delineate the areas where cars are excluded. It will also expand the area outside the front door where vehicles are excluded onto an area which is presently unused. At the same time however the amount of parking is not reduced since part of the tarmac is already used for outdoor seating.

- 7.2 The existing footway adjacent to the road is to be widened and a public seat provided.

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8. CONCLUSION

- 8.1 The proposed alterations are necessary to maintain the viability of this rural business. The character of the building and its historic significance as a building and as the public house of the village is best preserved by retaining it in use as a public house. The proposals do not harm the historic significance of the building and will make considerable improvements to the appearance of the existing extension at the rear of the building. The proposal complies with the various policies contained within the NPPF, Local plan and emerging Core Strategy.

Judith Douglas BSc (Hon) Dip TP, MRTPI

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Tel: 01200 425051

December 2012

**PLANNING APPLICATION BY
TRUSTEES OF HON R C ASSHETON SETTLEMENT
TO RIBBLE VALLEY BOROUGH COUNCIL**

**FOR PLANNING PERMISSION AND LISTED BUILDING
CONSENT TO IMPROVE TOILET FACILITIES INCLUDING A
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INTERNAL ALTERATIONS TO CREATE A DISABLED PERSONS
TOILET. ALTERATIONS TO CAR PARK TO IMPROVE THE
OUTDOOR SEATING AREA**

AT THE ASSHETON ARMS DOWNHAM CLITHEROE BB7 4BJ

HERITAGE STATEMENT

December 2012

320121096P

Janet Dixon



**Judith Douglas Bsc(Hons) MRTPI
Janet Dixon Town Planners Ltd.
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1. INTRODUCTION AND PROPOSAL

1.1 This heritage statement is in support of a planning application and listed building consent application to improve the toilet facilities and outdoor seating area at the Assheton Arms public house Downham. It should be read in conjunction with the plans, drawings and the Planning, Design and Access Statement submitted with this application.

1.2 This Statement:

- reviews relevant heritage related policy and guidance;
- identifies the heritage asset;
- analyses the significance of the identified heritage asset; and
- assesses the impact of the development proposal on the heritage asset.

2. SITE AND SURROUNDINGS

2.1 The site and surroundings are described in the Planning Statement.

3. THE PROPOSAL

3.1 The proposal is described in the Planning Statement.

4. HERITAGE POLICY AND GUIDANCE

4.1 Relevant national heritage related policy and guidance is summarised below.

National Planning Policy Framework

4.2 The NPPF sets out the Government's overarching aim to ensure that the historic environment and its heritage assets should be conserved.

4.3 Paragraph 128 states that:

'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a

minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'

4.4 Paragraph 131 states that:

'in determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.'*

4.5 Paragraph 135 states that:

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'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset '.

English Heritage's Conservation Principles, Policy and Guidance (2008)

4.6 The document sets out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place. It acknowledges that people value historic places in many different ways. It then shows how they can be grouped into four categories:

1. **Evidential value:** the potential of a place to yield evidence about past human activity.
2. **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
3. **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.

4. **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

5. **OTHER RELEVANT DOCUMENTATION / SOURCES OF INFORMATION**

- 5.1 A range of other documents / sources of information have been researched in seeking to gather information about the Assheton Arms. The sources providing information relevant to the Assheton Arms include the statutory listed building description, Historic Environment Record and OS mapping Downham Estate archives Ribble Valley Borough Council planning permission records.
- 5.2 The Assheton Arms was listed grade II in 1967 and the list description reads *"Public house, 1765. Squared coursed limestone with stone slate roof. 2 storeys, 4 bays. Windows sashed with glazing bars and plain stone surrounds. Those to bay 3 are tripartite with square mullions. The left-hand bay was formerly a stable, and its windows appear to be modern but in keeping. A door at the left has a plain stone surround. The main door is between bays 3 and 4 and has a plain stone surround with open pediment hood on shaped brackets. Chimneys between bays one and 2, 2 and 3, and on right-hand gable. The interior has a stone fireplace with moulded cornice mantel and a lintel with fluted false key inscribed 'IBS 1765'. Adjoining to the south, and now used as a dining room, are former cottages. They are probably mid C19th with C17th remains and are of limestone rubble with sandstone dressings and stone slate roof. The south facade is of 2 storeys and 3 bays and has sashed windows with glazing bars and plain stone surrounds. The doors, with plain stone surrounds, are to the left of the 2nd bay and to the left of the right-hand bay. To the left of the right-hand door is a straight joint. The part of the building to its left has the remains of window surrounds of C17th type. Chimneys to right of 2nd bay and on right-hand gable. The left-hand gable, facing west, has a sashed window with glazing bars and plain stone surround on the 1st floor."*
- 5.3 It is evident from the list description that the main building was constructed in 1765 with the dining room formerly cottages being constructed in the C19th or adaptations of

an earlier C17th building. The OS 1886 source reveals that a building existed at the time of survey more or less in the same format that it is in today and with very slight alterations to the format of the outbuildings shown on the OS 1912 and 1932 OS plans. Extracts from the OS maps are provided at Appendices A to C.

- 5.4 In addition to the statutory listing of the Assheton Arms it is situated within a conservation area and within a group of other listed buildings.
- 5.5 The historic environment record was consulted on the 4th December the only HER data for the site is the listed building record.

6. ASSESSMENT

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Introduction

- 6.1 In deciding whether a heritage asset is affected by a proposed development any potential heritage assets need to be identified. In some cases this is quite obvious because the building or structure has statutory protection such as a listed building. In other cases the heritage asset may have been identified by the Council through the plan making process, eg a building of townscape merit and / or within a conservation area. The PPS5 practice guide defines the difference between a heritage asset and other components of the environment; a *'heritage asset holds meaning for society over and above its functional utility.'* It is this heritage significance that justifies a degree of protection in planning decisions. The purpose of this Heritage Statement is to identify the heritage asset(s). Following identification of the heritage asset(s) it is necessary to assess the significance of the heritage asset(s). Finally, it is necessary to assess the impact of the development on the heritage asset(s). Each of these aspects of the assessment process is set out in the following sections.

Identification of the Heritage Asset

- 6.2 The Assheton Arms is a statutorily protected heritage asset and its setting within the designated Conservation Area and grouping with other listed buildings are also heritage assets.

Significance of the Heritage Asset

- 6.5 The significance of the Assheton Arms as a heritage asset is high. It has survived with very little alteration. Its setting within the village also has changed very little even in the twentieth century.
- 6.6 The records of planning applications at Ribble Valley Borough Council reveal that a planning application was approved on the 29th March 1954 to alter the existing bar services, provision of better toilet facilities and conversion of cottage to restaurant. Comprehensive plans of the alterations accompanied the application. As the alterations now proposed are confined to the ground floor of the public house, the ground floor and lower ground floor plans was submitted with the 1954 application are included at appendix D and E. We also have a plan giving details of improvements to the pub that were carried out by the brewery in 1960 appendix F. These alterations were carried out prior to the building being listed.
- 6.7 The drawings show that the original toilet facilities for the public house were outside in the yard at the rear of the building. To create indoor facilities, ladies toilets were created in the gap that existed between the former cottages and the public house, and a rather awkward single storey extension was added to the rear to create the gents toilets and staircase to the lower ground floor (the original ground floor of the cottages). Other alterations at this time included the removal of internal walls within the main rooms on the ground floor of the pub and significant alterations to the cottages to create a dining area at the first floor and café on the ground floor. Further alterations were made to the building by the brewery in 1960 which included the conversion of the stable attached to the left hand gable of the pub into separate living accommodation with the insertion of a ground floor window and an extension to the rear. External steps with handrails were proposed from the rear door next to the gent's toilets.
- 6.8 The alterations carried out in the 1950's and 1960's are still evident today. The extension at the rear of the building whilst not in a particularly prominent position does have a negative effect on the appearance of the building its form and detailing being completely at odds with the listed building.

- 6.9 The justification for the alterations at the rear of the building to create toilet facilities and the improvement to the outdoor seating areas lies in the inadequacy of the present facilities and the changes in the viability of rural public houses. The Assheton Arms is a pub and restaurant. Rural pubs can no longer survive financially solely as drinking establishments. The restaurant needs to provide high quality surroundings as well as good food. Competition for customers in the present economic climate is high.
- 6.10 The proposed rear extension aims to reverse some of the harm created by the 1950's extension by providing a double pitched roof over the single storey flat roof. Additional space is to be created to enable all toilet facilities to be accessed from a central circulation space and to facilitate the creation of a disabled person's toilet. The gent's toilets are presently situated off the far corner of the rear dining area. This means that people dining in this room are disturbed by men heading to and from the gents toilets this route is particularly unsuitable wheelchair users or people with mobility difficulties as there steps up in the doorway into this room. The proposed toilets group the facilities for all in one place with a ramped access and with the provision of a disabled toilet.
- 320121096 P
- 6.11 Specifically the alterations to the building include internally the closing off of the access to the gent's toilets which closes a doorway which was created in the 1950's. The stripping out of the ladies toilet involves the removal of items provided in the 1950's. The proposed extension and alteration to the external steps only includes alterations to that part of the building which was created in the 1950's and 1960's. None of the alterations include loss of any of the historic fabric of the building.
- 6.12 The forecourt at the front of the pub is a sea of tarmac. The car park also slopes considerably. Vehicles drive across the tarmac and park in line with and as close as possible to the front of the building. Tables and chairs are positioned on the sloping tarmac of the forecourt to allow outdoor eating and drinking which is particularly popular in the summer months. The division of the tarmac from the wall of the pub is denoted by a narrow flower bed. The division of the car park from the access road to the rear car park and the main street is denoted by a line of sets.

- 6.13 The proposed landscaping to the seating area and the creation of a terrace formalises the existing outdoor seating area. The design proposes natural stone flags enclosed by a stone wall. This will enhance the setting of the listed building by introducing high quality natural stone paving to replace the existing tarmac. The proposed stone wall parallel to the front of the building helps to demarcate the parking area from the seating area. A level surface for tables and chairs is provided by the terracing of the flagged area whilst the stone wall provides the ability to retain the sloping ground of the car park.
- 6.14 The forecourt of the pub reduces in depth towards the right hand side when facing the building. The slope of the ground also increases significantly. This area has been landscaped in the relatively recent past to create a pedestrian access to the second door in the front elevation of the pub this area is retained by a stone wall topped with flat copings. Beneath this is a small grass bank and a narrow footway adjacent to the road. Together these features do not amount to high quality open space.
- 6.15 The proposal is to enclose the whole of this area within a new retaining wall to create an additional level outdoor seating area for the pub and to increase the width of the footway on the edge of the road. A recessed public seating area is also proposed within the wall. The use of a stone wall to enclose the space will not appear out of place since stone boundary walls are an acknowledged feature of the conservation area. The Conservation Area Assessment (CAA) states on page 18 that the conservation area is notable for its stone walls which have a variety of stone copings, pointed, half-round or triangular and flat slabs. The loss of the grassed area will not be significant since it contributes little to the setting of the pub unlike the grassy bank in front of Top Row or the grassed area to the south of the post office both of which are identified in the CAA as contributing to the character of the area (page 11).
- 6.16 The impact of the proposed development on the heritage asset at the Assheton Arms is best summarised by reference to the elements of 'value' drawn from English Heritage guidance:

- Evidential value – the evidential value of the building is not altered by the proposal since none of the historic fabric is altered. The proposed alterations secure the future of the building by providing essential up to date toilet facilities and increasing the viability of the business by improving the outdoor seating facilities.;
- Historical value – the proposal provides for the protection and ongoing maintenance of the building, thus safeguarding its historic value;
- Aesthetic value – the proposal provides for the opportunity to enhance the significance of the building by improving previously unsympathetic alterations to the building;
- Communal value - the building has a high communal value being a focus for activities within the village and a source of employment. It also generates income to the estate which owns the building and the buildings within the village. The careful management of alterations to the buildings within the conservation area by the estate has been identified as significant factor in the retention of the historic features and high quality of Downham conservation area in the CAA.

7. CONCLUSION

- 7.1 A review of relevant policy guidance and historical documentation and mapping has been carried out. This has identified the heritage asset as the listed Assheton Arms and its setting within the conservation areas. The assessment has shown that the proposals will not harm the heritage significance of the Assheton Arms or the conservation area and will lead to an increase in significance through the remediation of alterations carried out to the buildings in the 1950 and 1960's. The viability of the pub as a business will be enhanced. This has a positive effect on the community as a whole in retaining a community facility and providing income to the estate which owns and maintains the buildings within the conservation area.

8. REFERENCES

Lancashire Historic Environment Record
Statutory list of buildings of architectural and historic interest

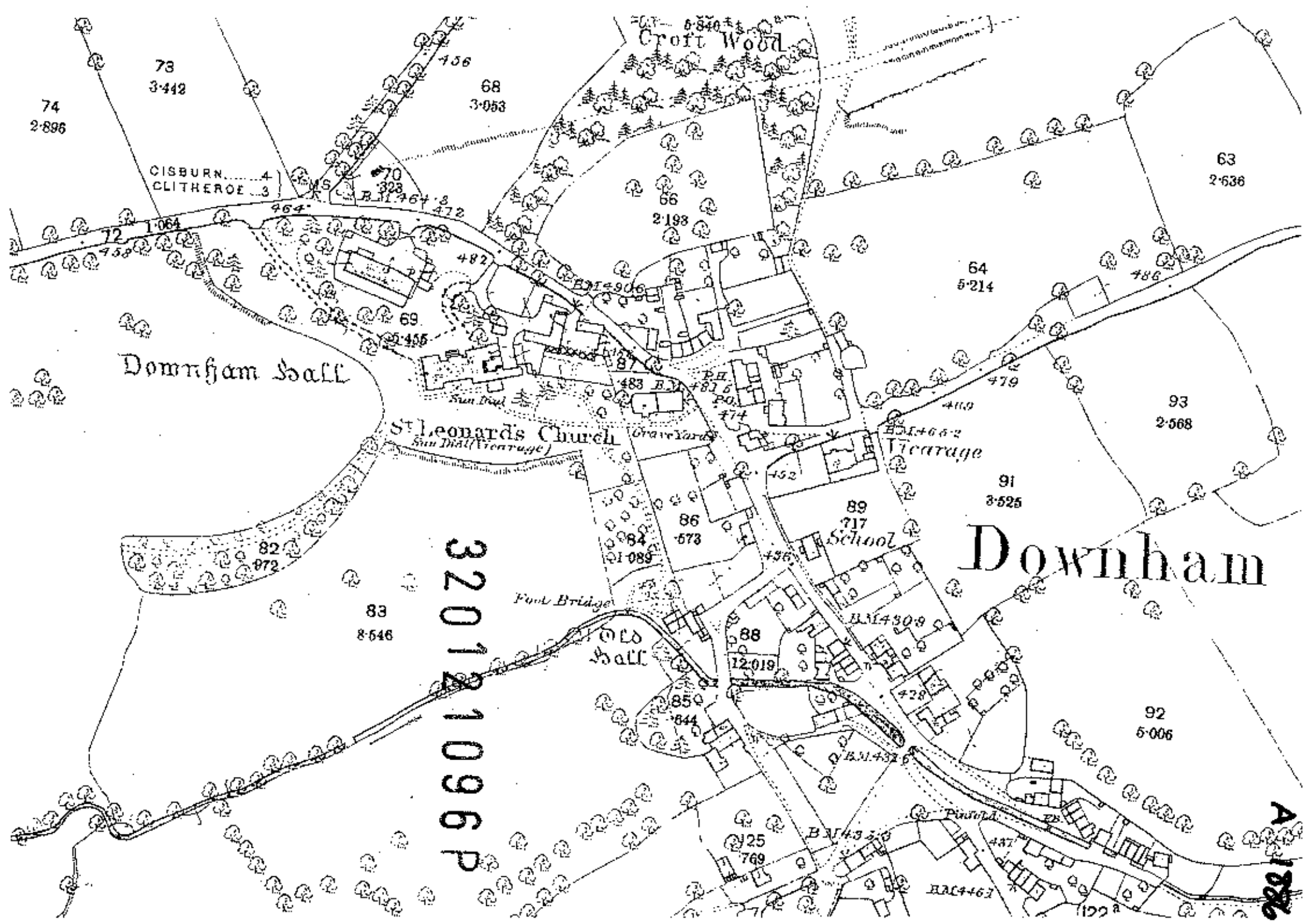
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Ordnance Survey Mapping

Downham Conservation Area Appraisal and Map

9. APPENDICES

- A Ordnance Survey Map, dated 1886;
- B Ordnance Survey Map, dated 1912;
- C Ordnance Survey Map, dated 1932;
- D Planning application 6/10/0349 Ground Floor Plan.
- E Planning application 6/10/0349 Lower Ground Floor Plan
- F Plan of alterations carried out in the 1960's
- G Photographs of the Building.



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3-442

74
2-896

68
3-053

CISBURN 4
CLITHEROE 3

63
2-636

64
5-214

93
2-568

91
3-525

92
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A
1282

320121096P

Downham Hall

St. Leonard's Church
Sun Dial (Vicarage)

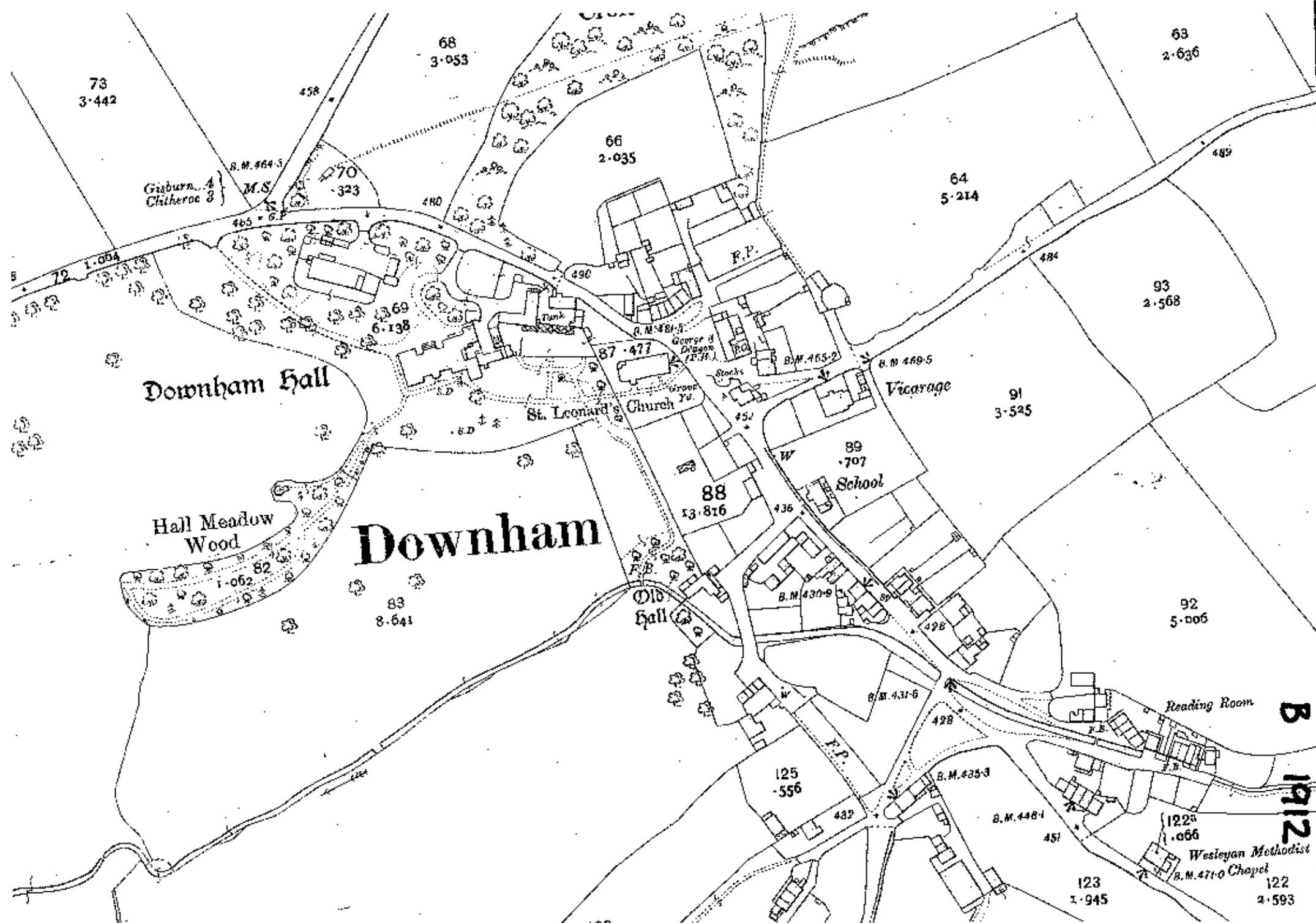
Croft Wood

School

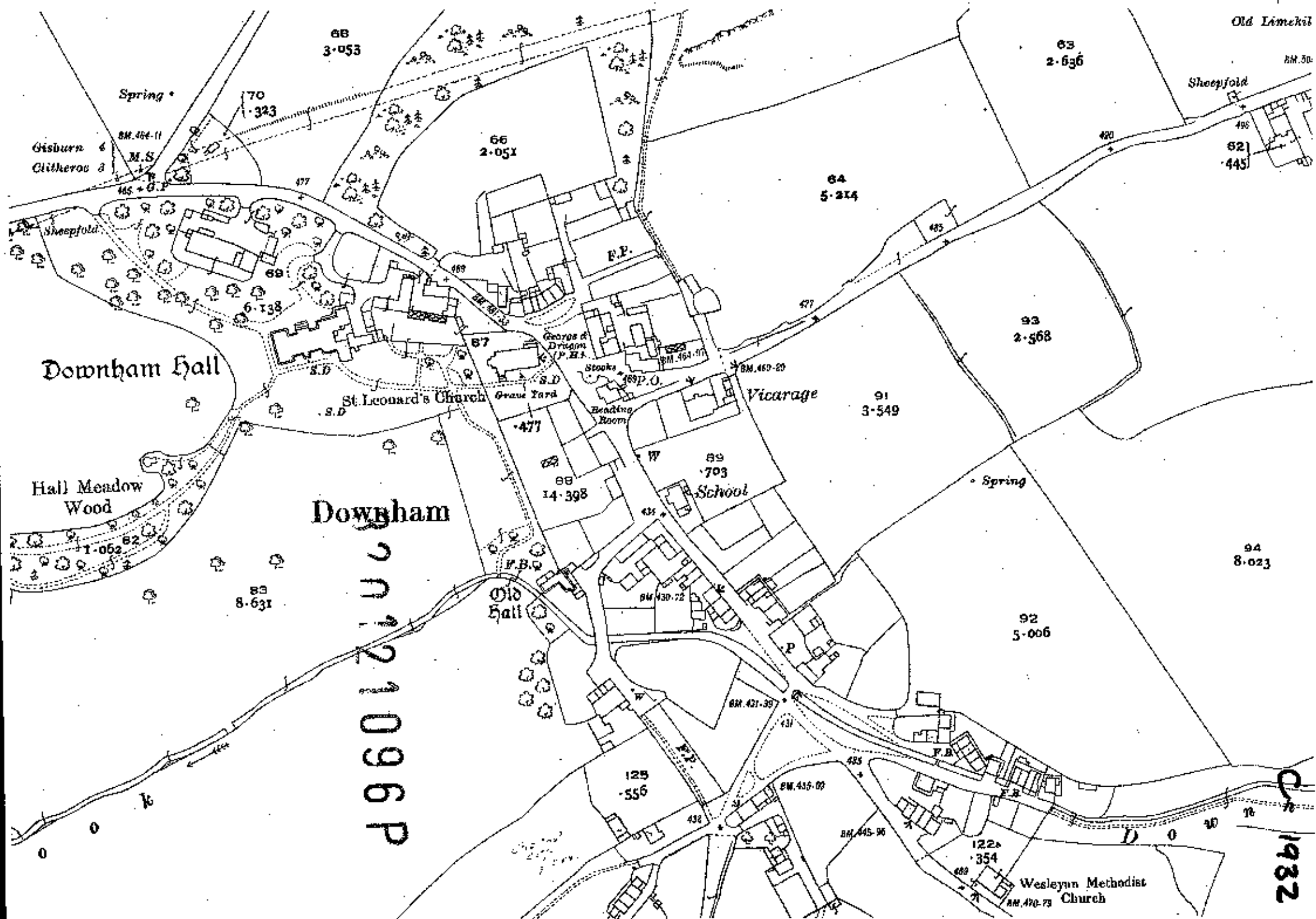
Vicarage

Old Hall

Foot Bridge



B
1912
Wesleyan Methodist
B.M. 471-0 Chapel
122
2-593



851

ASSHETON ARMS DOWNHAM



Rear elevation existing toilet extension



External step leading to rear exit adjacent to toilets

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Forecourt and car park



Landscaping adjacent to forecourt.

Autumn 2012