



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. 3201300058

Date received

Fee paid £

Receipt No:

15 DEC 2012

Application for listed building consent for alterations,
extension or demolition of a listed building.
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's Settlement				
Street address:	c/o Ingham and Yorke			Country Code	National Number
	Littlemoor				Extension Number
Town/City:	Clitheroe			Telephone number:	
County:	Lancs			Mobile number:	
Country:				Fax number:	
Postcode:	BB7 1HG			Email address:	
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
					Extension Number
Town/City:	Clitheroe			Telephone number:	
County:	Lancs			Mobile number:	
Country:				Fax number:	
Postcode:	BB7 1AW			Email address:	
				judith@jdixontownplanners.co.uk	

3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

Installation of new signage to the exterior of the building

Has the work already started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☒ Yes ☐ No

If Yes, please describe and include the planning application reference number(s), if known:

6. Pre-application Advice

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

☐ Yes ☒ No

7. Neighbour and Community Consultation

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

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

External walls - add description

Description of existing materials and finishes:

Description of proposed materials and finishes:

Lighting - add description

Description of existing materials and finishes:

Description of proposed materials and finishes:

Are you supplying additional information on submitted drawings or plans?

☐ Yes ☒ No

10. Demolition

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

☐ Yes ☒ No

11. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

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

☐ Yes ☒ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☐ Yes ☒ No

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

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

4168-3 Existing Elevation
4168-7F Proposed Elevation
4168-8 Site Plan
Heritage Statement

12. Listed Building Grading

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

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

13. Immunity from Listing

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

☐ Yes ☒ No

14. Site Visit

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

☒ Yes ☐ No

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

☒ The agent ☐ The applicant ☐ Other person

15. Certificates (Certificate B)

Certificate Of Ownership - Certificate B Certificate under Regulation 6 of the 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	19/12/2012
Number:	Suffix:	
Street:	Assheton Arms	
Locality:	Downham	
Town:	Clitherae	
Postcode:	BB7 4BJ	
Title: Mrs First name: Judith Surname: Douglas		
Person role:	Agent	Declaration date: 19/12/2012 ☒ Declaration made

16. Declaration

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

☒ Date 19/12/2012

HERITAGE STATEMENT

**IN SUPPORT OF A LISTED BUILDING APPLICATION AND
ADVERTISEMENT CONSENT APPLICATION TO ERECT**

NEW SIGNAGE

AT

**THE ASSHETON ARMS,
DOWNHAM
CLITHEROE
BB7 4BJ**

**Janet Dixon Town Planners Ltd.
10A Whalley Road
Clitheroe
Lancashire
BB7 1AW**

Tel. no. 01200-425051/07887-554397

**HERITAGE STATEMENT IN SUPPORT OF A LISTED BUILDING CONSENT APPLICATION
AND AN ADVERTISEMENT APPLICATION TO ERECT NEW SIGNAGE AT THE ASSHETON
ARMS, DOWNHAM, CLITHEROE BB7 4BJ.**

The purpose of this Heritage Statement is to identify the heritage asset. Following identification of the heritage asset it is necessary to assess the significance of the heritage asset. Finally it is necessary to assess the impact of the development on the heritage asset.

The National Planning Policy Framework paragraph 128 requires the level of detail of information provided by the applicant on planning applications affecting heritage assets to be proportional to the importance of the heritage asset, and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. NPPF paragraph 129 requires local planning authorities to assess the significance of the heritage asset and the effect of the proposal on the heritage asset.

Identifying the Heritage Asset.

The Assheton Arms is situated in the centre of the village of Downham and is the only public house.

Designated Assets, Desk Based Assessment.

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.'

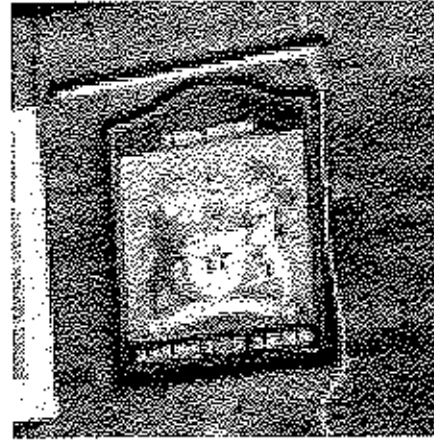
In addition to the statutory listing of the Assheton Arms it is situated within a conservation area and within a group of other listed buildings. The historic environment record was consulted on the 4th December the only HER data for the site is the listed building record. The source used for gaining information regarding the conservation area was the Conservation Area Appraisal commission by the Council and dated 2005 (CAA).

Assessment of the Significance of the Heritage Assets

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.

Assessment of the Impact of the Development on the Heritage Assets.

The Assheton Arms is in commercial use as a pub and restaurant. There are very few commercial uses in the village the majority of the buildings are dwellings. As such the visual impact of any signage on any of the buildings will be significant. The existing pub signage is in the form of a painted board above the main entrance to the pub this is illuminated by an over head lamp. The sign is not specifically mentioned in the list description. The existing sign measures approximately 1.15m wide by 1.45m high giving a total surface area of 1.7m². This signage using the Assheton coat of arms dates from the 1950's when the pub which was previously known as the George and Dragon was renamed the Assheton Arms in honour Ralph Assheton's elevation to peerage ref. CAA.



Existing signage and lighting at the Assheton Arms

It is proposed to remove the existing sign board and replace it with very simple signage of individually applied bronze letters above the main ground floor window of the pub. The overall size of this signage is 2.6m by 200m and the overall area covered by the sign is 0.5m². The sign being much smaller in size than the existing and being located in lower position on the building will be much less prominent than the existing signage.

DESIGN

The sign comprises individual bronze letters attached to the building. The lettering will be fixed by screws positioned in the mortar beds of the stonework to avoid damage to the stone. The trough lighting will also be similarly fixed to the building.

CONCLUSION

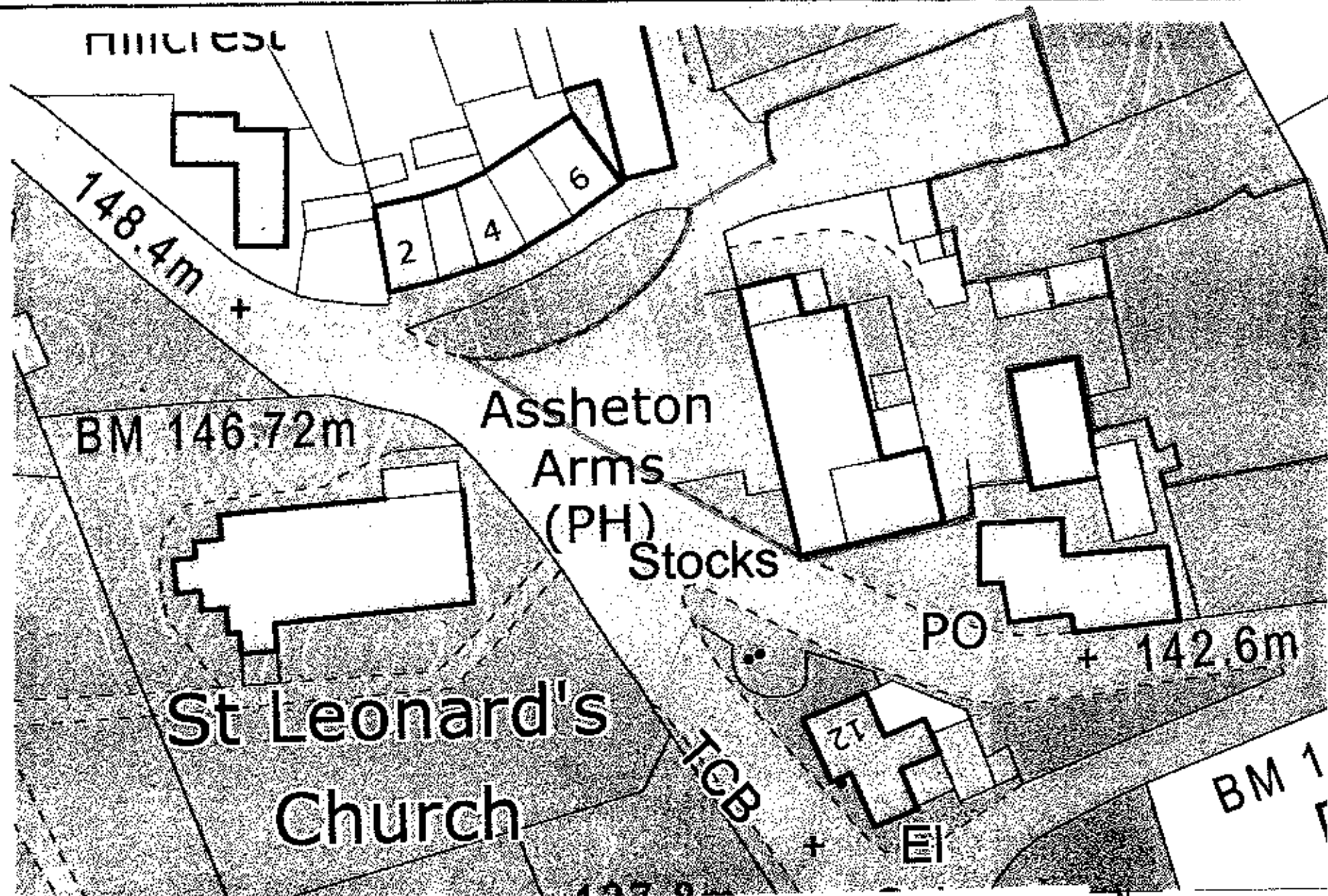
The proposed removal of the existing signage board and its replacement with individually applied letters will not harm the historic fabric of the building or the significance of this listed building or the qualities of the conservation area. The new signage is needed to help sustain the commercial function of the building.

Judith Douglas BSc (Hons) Dip TIP, MRTPI

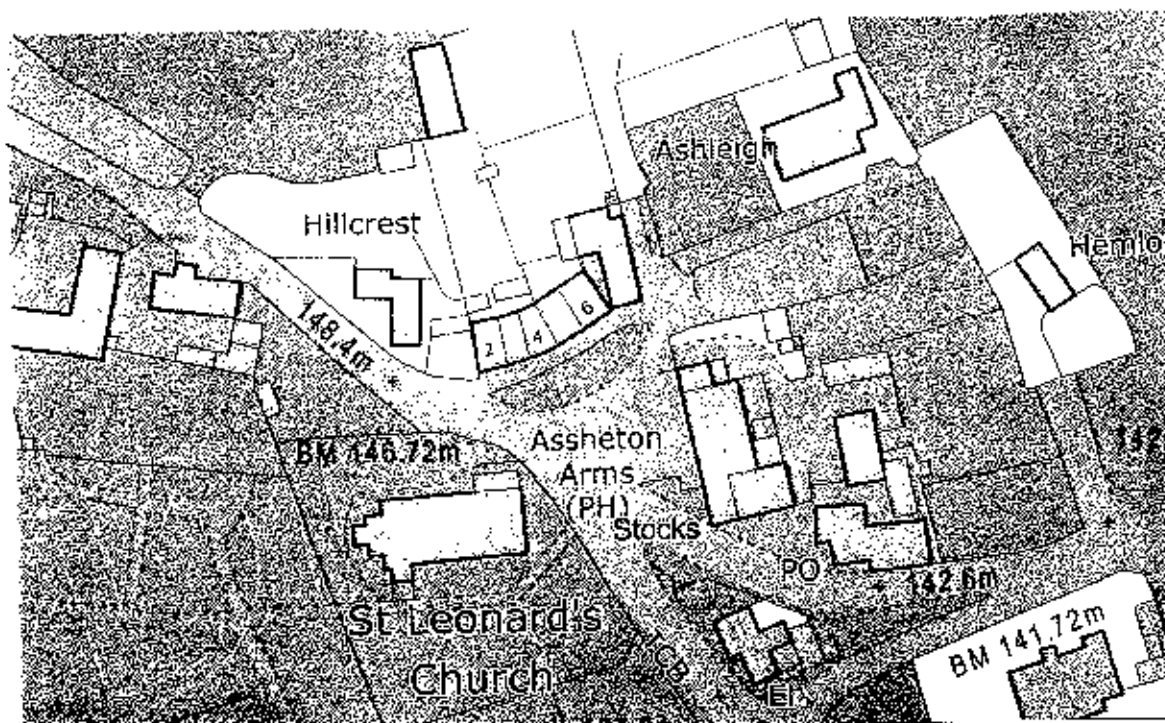
**Janet Dixon Town Planners Ltd
10A Whalley Road, Clitheroe, Lancashire BB7 1AW**

Tel: 01200 425051

December 2012



320130025P



Client
SEAFOOD PUB CO

Job Title
PROPOSED ALTERATIONS TO
ASSHETON ARMS
DOWNHAM

Drawing Title
SITE PLAN

Scale
Date APR 12
Drawn LKR

spa

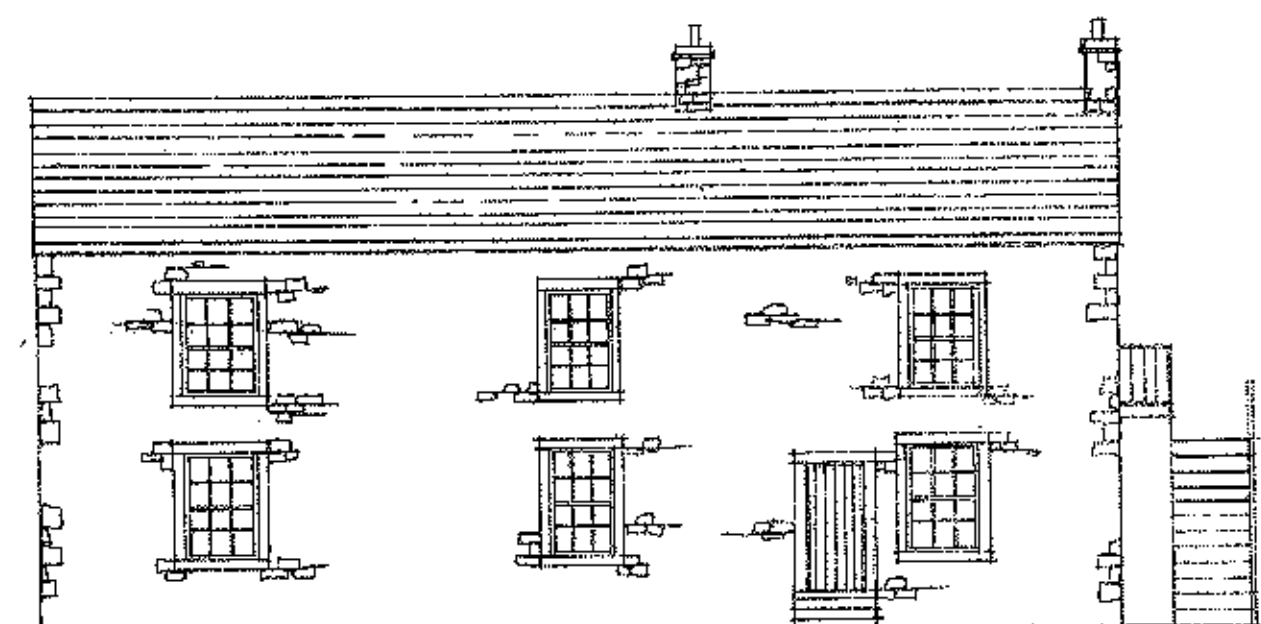
SUNDERLAND PEACOCK

ENGINEERING CONSULTANTS & ARCHITECTS LTD.
MARINE ROAD, SOUTH SHIELDS, TYNE AND WEAR, NE15 7JN
TEL: 0191 275 4870
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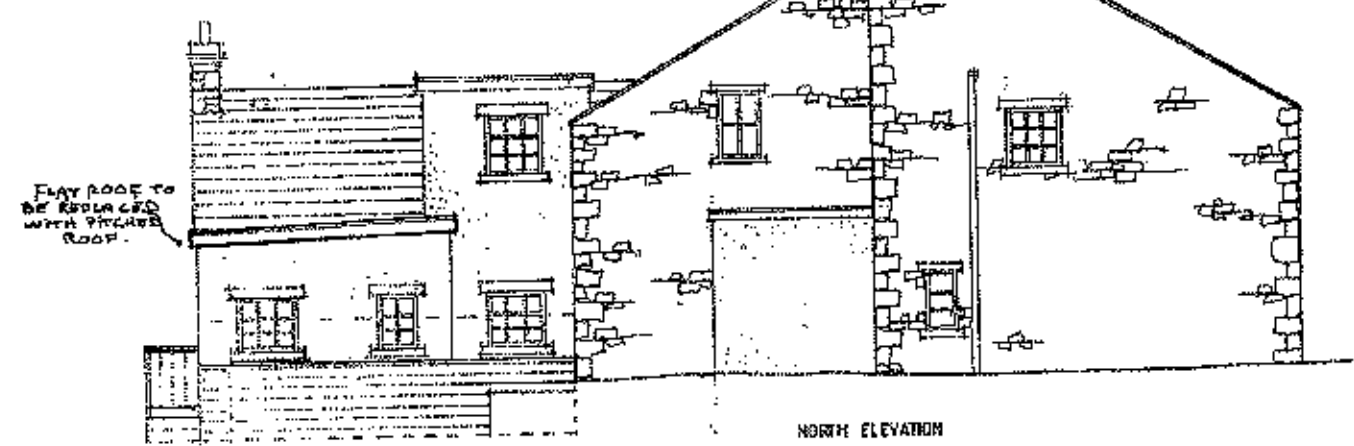
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WEST FRONT ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



REAR EAST ELEVATION

B - NOTE ADDED 7/12/12
A - FRONT ELEVATION ADDED 9/5/12

SEAFOOD PUB COMPANY

PROPOSED ALTERATIONS TO
ASSHETON ARMS
DOWNHAM

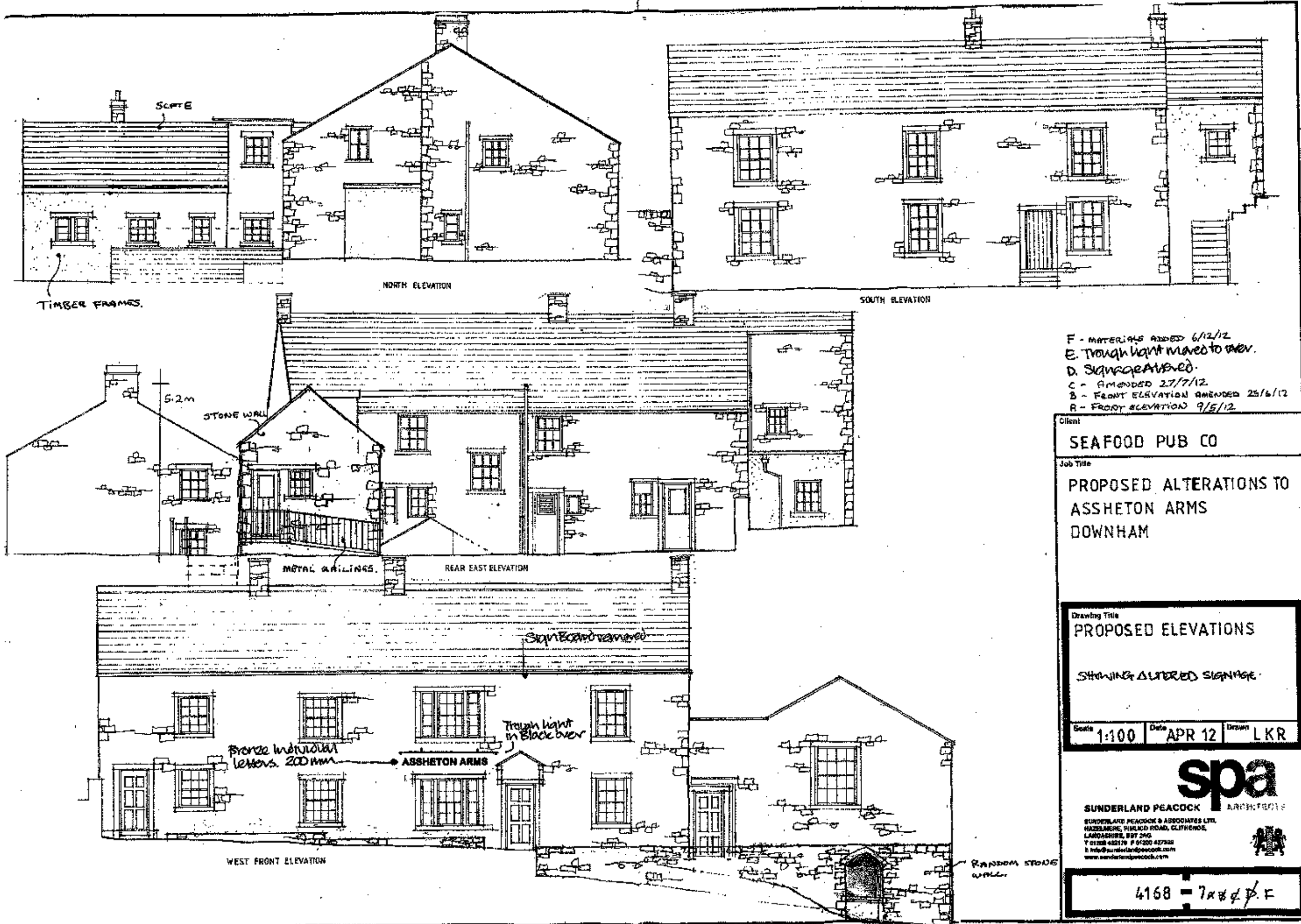
EXISTING ELEVATIONS

Scale 1:50 Date SEPT 11 Drawn LKB

sp
SUNDERLAND PEACOCK
ARCHITECTS
SUNDERLAND, NORTH EAST
100-102, MARKET STREET
SUNDERLAND, NORTH EAST
SUNDERLAND, NORTH EAST
SUNDERLAND, NORTH EAST

416 B - 3/12

320130025P



- F - MATERIALS ADDED 6/12/12
- E. TROUGH LIGHT MOVED TO REV.
- D. SIGNAGE ADDED.
- 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

Drawing Title

PROPOSED ELEVATIONS

SHOWING ALTERED SIGNAGE

Scale 1:100 Date APR 12 Drawn LKR

spa

SUNDERLAND PEACOCK ARCHITECTS

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