

**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.

For office use only

Application No. 3/2013/0084

Date received

Fee paid £ ~~1000~~ Receipt No: 2

Amended Planning Application
DATE 16/11/13

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Country Code: National Number: Extension Number:

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

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Country Code: National Number: Extension Number:

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):

Erection of Reception Classroom and relocation of covered play area re-submission of application 3/2012/0914

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

13. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

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

External walls - add description

Description of existing materials and finishes:

Existing building is a mix of pebble dashed walls - to rear extension, random coursed stonework to the original building and stonework laid in random depth courses with jumpers to later extensions.

Description of proposed materials and finishes:

New natural stone 100mm on bed, random coursed with jumpers to give appearance of random stonework to match last extension.

Roof covering - add description

Description of existing materials and finishes:

Natural blue slates

Description of proposed materials and finishes:

Natural blue slates to match the existing

Windows - add description

Description of existing materials and finishes:

Brown stained timber

Description of proposed materials and finishes:

Brown stained timber

External doors - add description

Description of existing materials and finishes:

Brown stained timber

Description of proposed materials and finishes:

Aluminium doors with brown powder coat finish RAL 8004

Ceilings - add description

Description of existing materials and finishes:

Plasterboard and skim

Description of proposed materials and finishes:

Plasterboard and skim

Internal walls - add description

Description of existing materials and finishes:

block with plaster finish and timber stud with plaster finish

Description of proposed materials and finishes:

block or timber stud with plaster skim finish

Floors - add description

Description of existing materials and finishes:

concrete with carpet finish generally, timber boarded to hall

Description of proposed materials and finishes:

concrete with carpet finish

Internal doors - add description

Description of existing materials and finishes:

Timber

Description of proposed materials and finishes:

timber

Rainwater goods - add description

Description of existing materials and finishes:

Cast iron - half round

Description of proposed materials and finishes:

Aluminium black powder coat finish

14. Materials (continued)

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

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

N/2046/02A & 08

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):

N/2046/02A existing plan

N/2046/08 proposed plan

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:

Primary School

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 Tradeable 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	0.0	0.0
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	464.0	0.0	54.0	54.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	0.0	0.0	0.0	0.0
Total	464.0	0.0	54.0	54.0

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	9	4	11
Proposed employees	9	4	11

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	
D1	08.00	18.00					☒

25. Site Area

What is the site area?

00.28

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:

None

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:	Salford roman Catholic diocese, Department for formation, Office of ed	14/01/2013				
Number:	5 Suffix:					
Street:	Ford Street					
Locality:	Cathedral Centre					
Town:	Salford					
Postcode:	M3 6DP					
Title:	Mr	First name:	Michael	Surname:	Bennett	☒ Declaration made
Person role:	Agent	Declaration date:	10/01/2013			

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

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

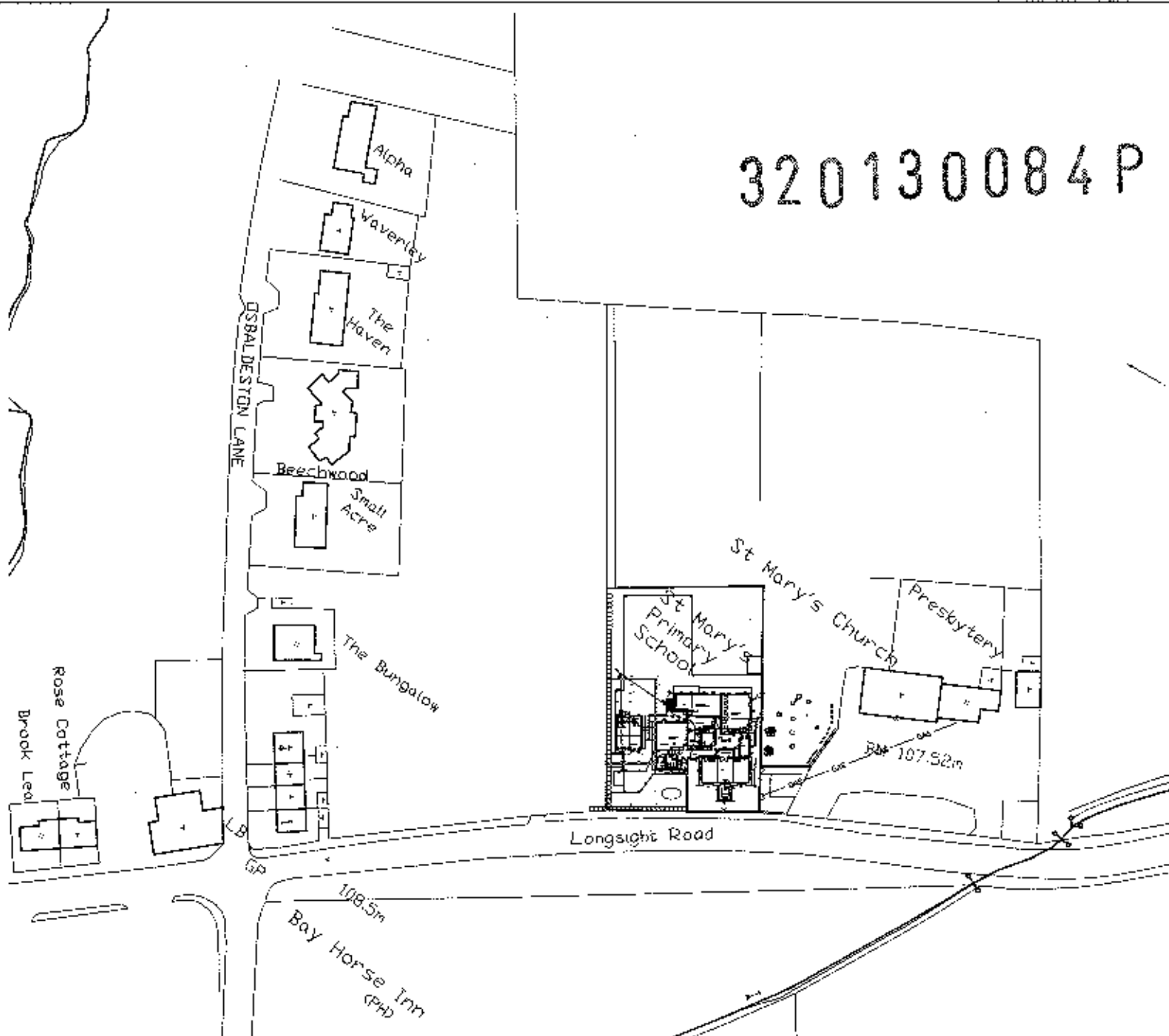
Title:	Mr	First Name:	Michael	Surname:	Bennett	☒ Declaration Made
Person role:	Agent	Declaration date:	10/01/2013			

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 10/01/2013

320130084P



Showing All relevant dimensions to be checked on site.

Client:
ST MARYS PRIMARY SCHOOL
OSBALDESTON
LONGSIGHT ROAD
OSBALDESTON
BLACKBURN BB2 7HX
RECEPTION CLASSROOM

Title:
SCHEME 4
SITE PLAN

BENNETT & BROWN LTD 
Architects & Surveyors
236 Manchester Road
Burnley, Lancs. BB11 4HG
Tel: 01282 438600 Fax: 01282 438200
e-mail: mike@bennettandbrown.co.uk

Date: 08/01/13 Scale: 1:500 @ A1

Drawing No. N/2046/08

N/2046-2/DAS

320130084P

DESIGN & ACCESS STATEMENT

FOR

NEW RECEPTION CLASSROOM

AT

ST MARYS RC PRIMARY SCHOOL
LONGSIGHT ROAD
OSBALDESTON
BLACKBURN BB2 7HX

Bennett & Brown Ltd
Architects & surveyors
236 Manchester Road
Burnley
BB11 4HG

Tel 01282 436600
mike@bennettandbrown.co.uk

09 January 2013

Use:

The site is occupied by St Marys Roman Catholic Primary School and the proposals are to construct a new 'self contained' Reception classroom.

The school currently has 3 classrooms which means that each room caters for split year groups. Years 3 & 4 share classroom 3, Years 5 & 6 share classroom 2 and reception and years 1 & 2 share classroom 1.

The school are at the moment having great difficulty providing the indoor continuous play provision required by Ofsted for the reception children as they currently share with years 1 & 2. It is also very difficult to teach 3 different age groups in one class group; as the school is consistently over subscribed, this makes the task even more difficult by it always being a maximum permitted group size. In addition, the outdoor play areas are separated from the classroom and accessed via a ramp.

Amount of Development:

The proposal is for a small self contained building of 54m² to accommodate the reception children, it will provide 37m² of teaching space plus toilets, storage and a sink area.

Layout:

The possibility of an extension to the existing building was considered but the existing layout makes this extremely difficult to achieve; it would also result in the floor level being above the play areas again, thus requiring ramped access. This would again separate the reception provision from the external play areas.

It was therefore decided that the better option was to construct a new separate reception classroom. As the preferred location at the head of the current reception play area, was not acceptable to the Conservation Officer, the building has been relocated on the site of the existing covered play area. The play area will be relocated behind the new extension. The new building will be sited at the existing yard level, thus providing direct level access to the play area.

Scale:

By constructing a separate building we have been able to lower the floor levels to the existing yard levels, this reduces the impact of the building from outside the site.

The scale is in keeping with the existing buildings.

Landscaping:

The building is located on a section of the existing hard surfaced play area and will not affect current landscaping. The existing hedges will be retained to provide screening from the road.

Appearance:

The building will be constructed in random coursed natural stone with jumpers to give the appearance of random stonework to match the existing. The roof

will be in natural blue slates to match the existing. External gutters will be black powder coated aluminium.

The new building will not detract from the original section of the building and its location and level will reduce its impact from outside the site.

Access:

The new building will be located at existing yard level and level access will be provided. A disabled toilet will be provided in the accommodation. Access to the existing building will be via the existing ramped access.

Statement prepared by:

M Bennett

Bennett & Brown Ltd.

N/2046-2/HS

320130084P

HERITAGE STATEMENT

FOR

NEW RECEPTION CLSSSROOM

AT

ST MARY'S RC PRIMARY SCHOOL
LONGSIGHT ROAD
OSBALDESTON
BLACKBURN
BB2 7HX

Bennett & Brown Ltd
Architects & Surveyors
236 Manchester Road
Burnley
BB11 4HG

09/01/2013

Description of Asset and setting:

The proposed development is on the site of a Grade II listed building. The building appears on the National Heritage List as: Entry List No 1164570 – School South West of Church of St Mary.

The original building was erected in 1845 and is constructed of snecked sandstone rubble and has a fishscale slate roof. The windows are double chamfered with mullions and doors have chamfered stone surrounds. Gables are coped with kneelers and apex crosses. The Gable windows are 4 light with perpendicular tracery under a flat head. Above each is a trefoil window.

The original building has had white upvc windows fitted at some stage. The original building has been extended a number of times, the cumulative volume of which, is far greater than the original building. These extensions sit to one side and the rear of the original. The later extensions are stone faced to the sides and front and pebble dashed to the rear, stained timber windows are fitted throughout and all roofs are slated.

The school sit next to The Church & Presbytery of St Mary which is also listed (List Entry No: 1072076).

Both building front onto the busy A59 trunk road; the original school is set back slightly behind a yard area and has a stone and railing boundary wall. The buildings are in the hamlet of Osbaldeston but they appear as a separate group of buildings with fields either side.

Assessment of significance:

It is still possible to recognise the relationship of the school building with its attendant church and presbytery although some of its significance and setting has been lost by the scale of later development. The original form of the building is still readily visible and the main features i.e. its window tracery, fishscale roof etc are still present. The inclusion of upvc windows has damaged the character of the building but this is reversible.

The original building along with the adjacent Church is still the dominant feature when passing the site.

Scale of Development & Impact of Proposed Development.

The new development is the construction of a new 'self contained' reception classroom. The proposals will not require the alteration of any of the existing listed buildings.

The new classroom is small scale, some 8850mm x 7150mm on plan and is single storey with random coursed stone walls with jumpers and a blue slate roof.

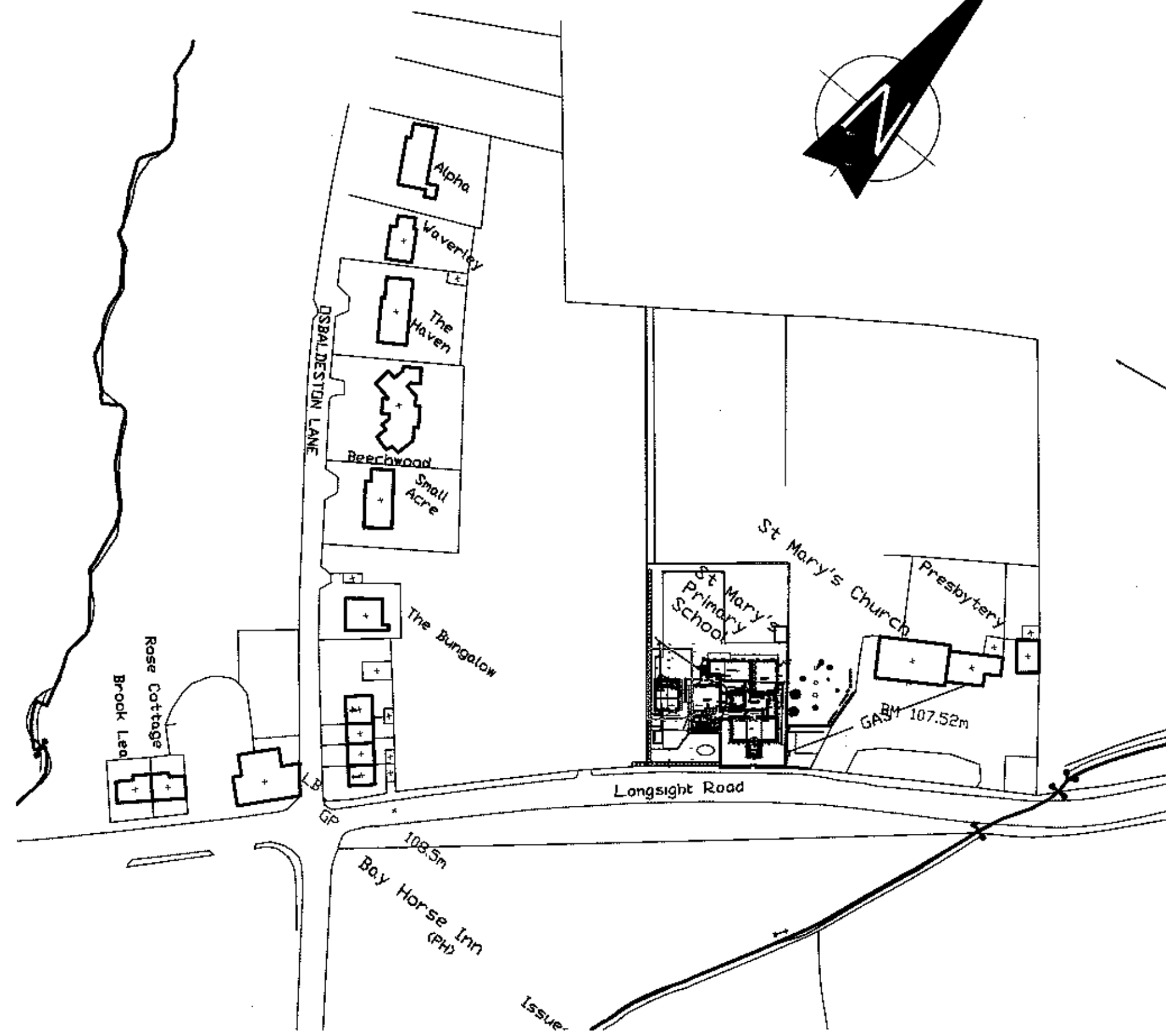
The classroom has been designed with the floor level significantly lower than that of the existing buildings. This has a two fold effect, one, to help reduce its presence on the street scene and to maintain clear views of the original building when passing by car or on foot, and two, to allow disabled access and continuous external play provision.

The previous application was not thought suitable due to its juxtaposition with the original building. These proposals have moved the new building to the rear of the infant play area where the current covered play structure is located. This ensures it does not impede views of the important West Gable elevation. The existing covered play structure will be located behind the new building

Statement prepared by:

M Bennett

For & on behalf of
Bennett & brown Ltd



320130084P

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Contract.
ST MARYS PRIMARY SCHOOL
OSBALDESTON
LONGSIGHT ROAD
OSBALDESTON
BLACKBURN BB2 7HX
RECEPTION CLASSROOM

Title.
SCHEME 4
LOCATION PLAN

BENNETT & BROWN LTD 
 Architects & Surveyors
 'Epworth House' 35 Carr Road
 Nelson Lancs BB9 7JS
 Tel. (01282) 618111. Fax (01282) 602711

Date. 08/01/13 Scale. 1:1250 • A3

Drawing No. N/2046/10