



RIBBLE VALLEY BOROUGH COUNCIL

07 100 300  
PLANNING

For office use only

Application No.

Date received 3 2013 01 63 P

Fee paid £

Receipt No:

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

### Application for listed building consent for alterations, extension or demolition of a listed building. Planning (Listed Buildings and Conservation Areas Act) 1990

#### Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address				2. Agent Name and Address			
Title:	MR	First name:	QUY	Title:		First name:	
Last name:	DUNFORD			Last name:			
Company (optional):				Company (optional):			
Unit:	House number:	House suffix:		Unit:	House number:	House suffix:	
House name:	BLACK HALL FARM			House name:			
Address 1:	GARSTANG ROAD			Address 1:			
Address 2:	CHIPPING			Address 2:			
Address 3:				Address 3:			
Town:	PRESTON			Town:			
County:	LANCASHIRE			County:			
Country:	UK			Country:			
Postcode:	PR3 2QJ			Postcode:			

#### 3. Description of Proposed Work

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

CONSTRUCTION OF A SMALL LINK BETWEEN KITCHEN WINDOW AND WORKSHOP ENTRANCE AND THE CONVERSION OF WORKSHOP INTO HABITABLE SPACE, TO INCLUDE A DOWNSTAIRS BATH/SHOWER ROOM. THE PROPOSED LINK BUILDING WILL BE CONSTRUCTED OF SANDSTONE AND SLATE AND WILL HAVE AN EXTERNAL DOORWAY AND WOOD FRAMED WINDOWS.

### 3. Description of Proposed Work (continued)

Has the work already started without consent?  Yes  No

If Yes, please state when the work was started (DD/MM/YYYY):

[ ]

(date must be pre-application submission)

Has the work been completed without consent?  Yes  No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

[ ]

(date must be pre-application submission)

### 4. Site Address Details

Please provide the full postal address of the application site.

Unit: [ ] House number: [ ] House suffix: [ ]

House name: BLACK HALL FARM

Address 1: GARSTANG ROAD

Address 2: CHIPPING

Address 3: [ ]

Town: PRESTON

County: LANCASHIRE

Postcode (optional): PR3 2QJ

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:

Description	Reference number
PREVIOUS APPLICATIONS PLANNING REFUSED MARCH 2012	3/2011/ 0873/4
PLANNING REFUSED JAN 2013	3/2012/ 1071 1074

### 6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name: J. MACHOLE & ADRIAN DOWD

Reference: [ ]

Date (DD/MM/YYYY): 31-1-13  
(must be pre-application submission)

Details of pre-application advice received?  
MEETING ADVISED REAPPLICATION WITH NO DEMOLITION OF EXISTING BUILDINGS. SMALL LINK FROM HOUSE TO PROPOSED DOORWAY AGREED IN PRINCIPAL.

### 7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?  Yes  No

If Yes, please provide details:

NO OBJECTIONS RAISED BY ANY NEIGHBOUR OR BY THE LOCAL COMMUNITY.

### 8. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?  Yes  No

If Yes, please provide details:

[ ]

## 9. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	SANDSTONE	SANDSTONE	<input type="checkbox"/>	<input type="checkbox"/>
Roof covering	SLATE	SLATE	<input type="checkbox"/>	<input type="checkbox"/>
Chimney	N/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows	WOOD FRAMED	WOOD FRAMED	<input type="checkbox"/>	<input type="checkbox"/>
External doors	N/A	SOLID WOOD	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	PLASTERBOARD	IN KEEPING WITH OTHER INTERNAL CEILINGS	<input type="checkbox"/>	<input type="checkbox"/>
Internal walls	PLASTERBOARD	IN KEEPING WITH OTHER INTERNAL WALLS	<input type="checkbox"/>	<input type="checkbox"/>
Floors	CONCRETE	TILES STONE + CARPET.	<input type="checkbox"/>	<input type="checkbox"/>
Internal doors	ROUGH WOOD	GLAZED WOOD	<input type="checkbox"/>	<input type="checkbox"/>
Rainwater goods	N/A	GUTTERING AS REQUIRED AS PER REST OF HOUSE	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)	N/A		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing	N/A		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting	N/A		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (add description)			<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted drawings or plans?

 Yes No

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

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### 10. Demolition

Does the proposal include the partial or total demolition of a listed building?  Yes  No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building:  Yes  No

b) Demolition of a building within the curtilage of the listed building:  Yes  No

c) Demolition of a part of the listed building:  Yes  No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/Y'YY) (date must be pre-application submission)	

Please provide a brief description of the building or part of the building you are proposing to demolish:

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

### 11. Listed Building Alterations

Do the proposed works include alterations to a listed building?  Yes  No

If Yes, do the proposed works include: (you must answer each of the questions)

a) Works to the interior of the building?  Yes  No

b) Works to the exterior of the building?  Yes  No

c) Works to any structure or object fixed to the property (or buildings within its curtilage internally or externally)?  Yes  No

d) 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, 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):

### 12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

Grade I  Ecclesiastical Grade II

Grade II  Ecclesiastical Grade II\*

Grade II\*  Don't know

Ecclesiastical Grade I

### 13. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?  Yes  No  Don't know

If Yes, please provide the result of the application:

14. Certificates

One Certificate A, B, C, or D, must be completed with this application form

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A**

**Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

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.

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY):
		5/2/2013

**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

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY):

**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

**Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/ The applicant certifies that:

- § Neither Certificate A or B can be issued for this application
- § All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY):

14. Certificates (continued)

**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

**Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

15. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:

3 copies of of other plans and drawings or information necessary to describe the subject of the application:

3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

3 copies of of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

5/2/2013 (date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

18. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

19. 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)

Agent  Applicant  Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

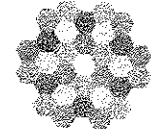
Contact name:

Telephone number:

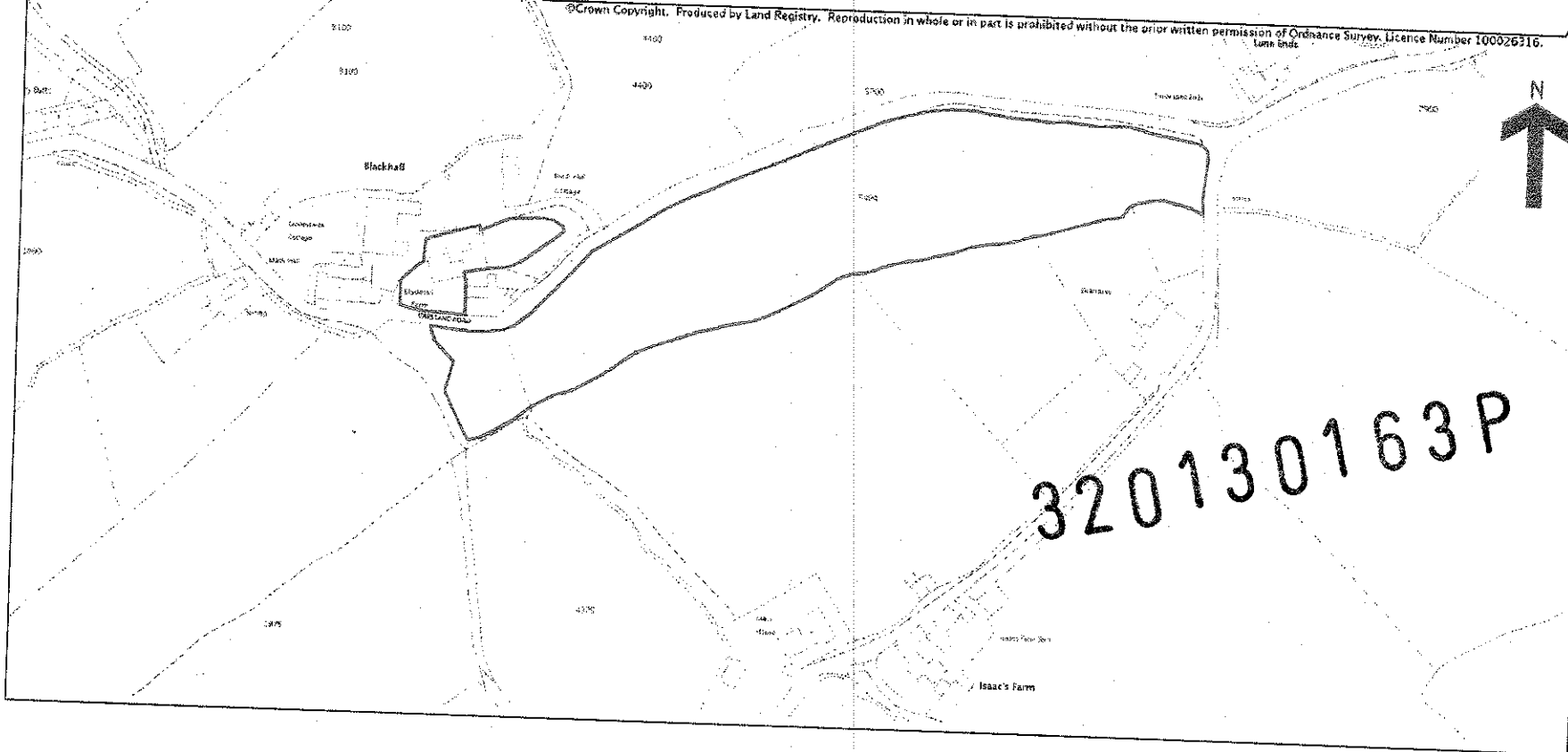
Email address:

**Land Registry  
Current title plan**

Title number **LA966729**  
Ordnance Survey map reference **SD6142NE**  
Scale **1:2511**  
Administrative area **LANCASHIRE : RIBBLE  
VALLEY**



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This is a copy of the title plan on 2 OCT 2009 at 11:33:35. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

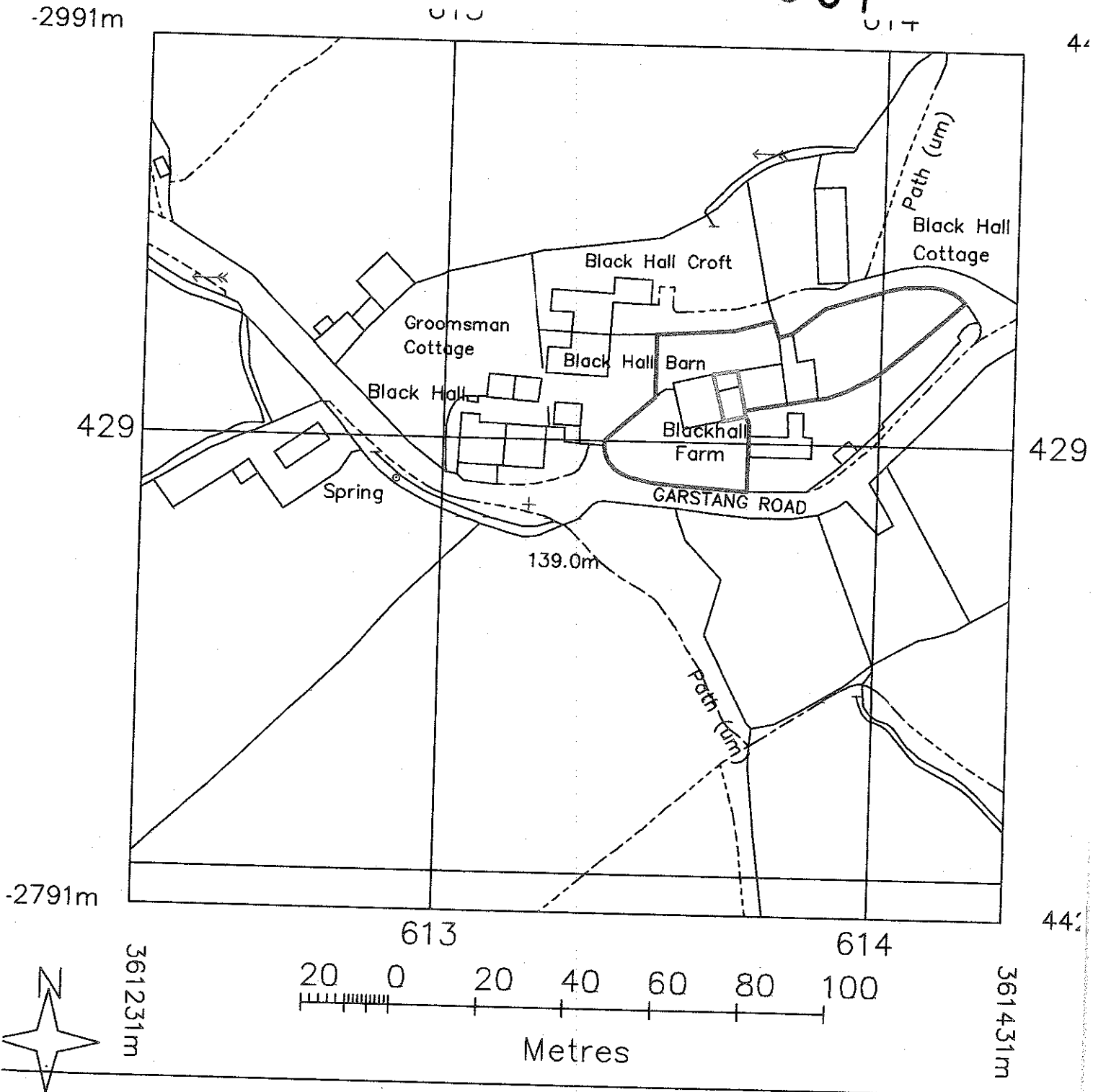
The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans.

This title is dealt with by Land Registry, Fylde Office.

Scale 1:1250

Black Hall Farm, Garstang Road,  
Chipping, PR3 2QJ

320130163P





320130163P

HERITAGE STATEMENT

IN SUPPORT OF A PLANNING APPLICATION FOR  
Rear Single Storey Extension and conversion of derelict workshop into annex accommodation

AT

Black Hall Farm, Garstang Road, Chipping, Preston

**HISTORY**

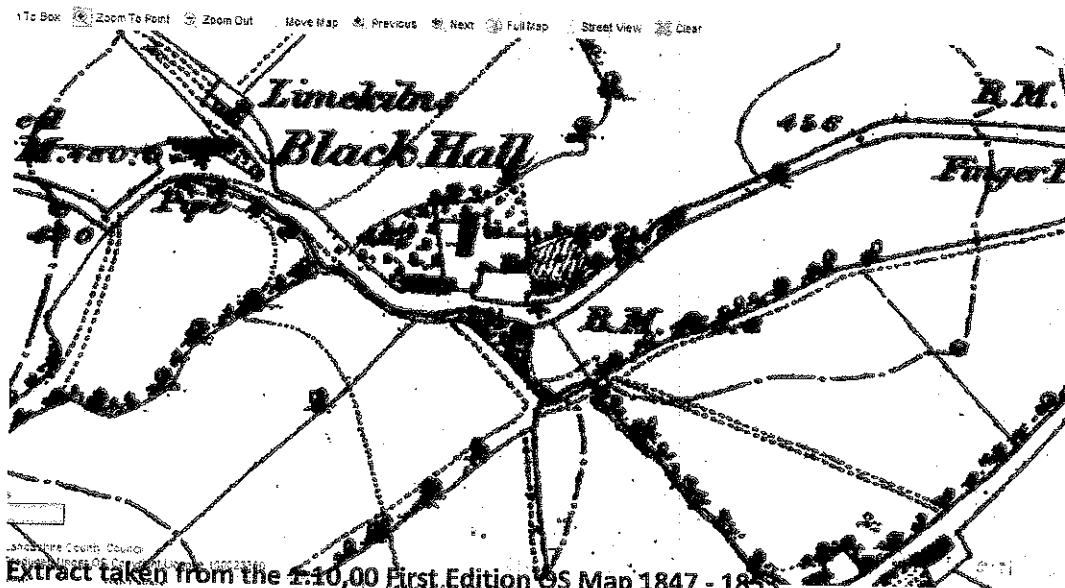
Black Hall Farm (formally Black Hall) is a grade II listed building which was listed in 1967 and given IoE Number 182952 on the English Heritage Register of Listed Building. The property has a plaque on the first floor which reads TA 1755. The listing status specifies the following regarding the listing

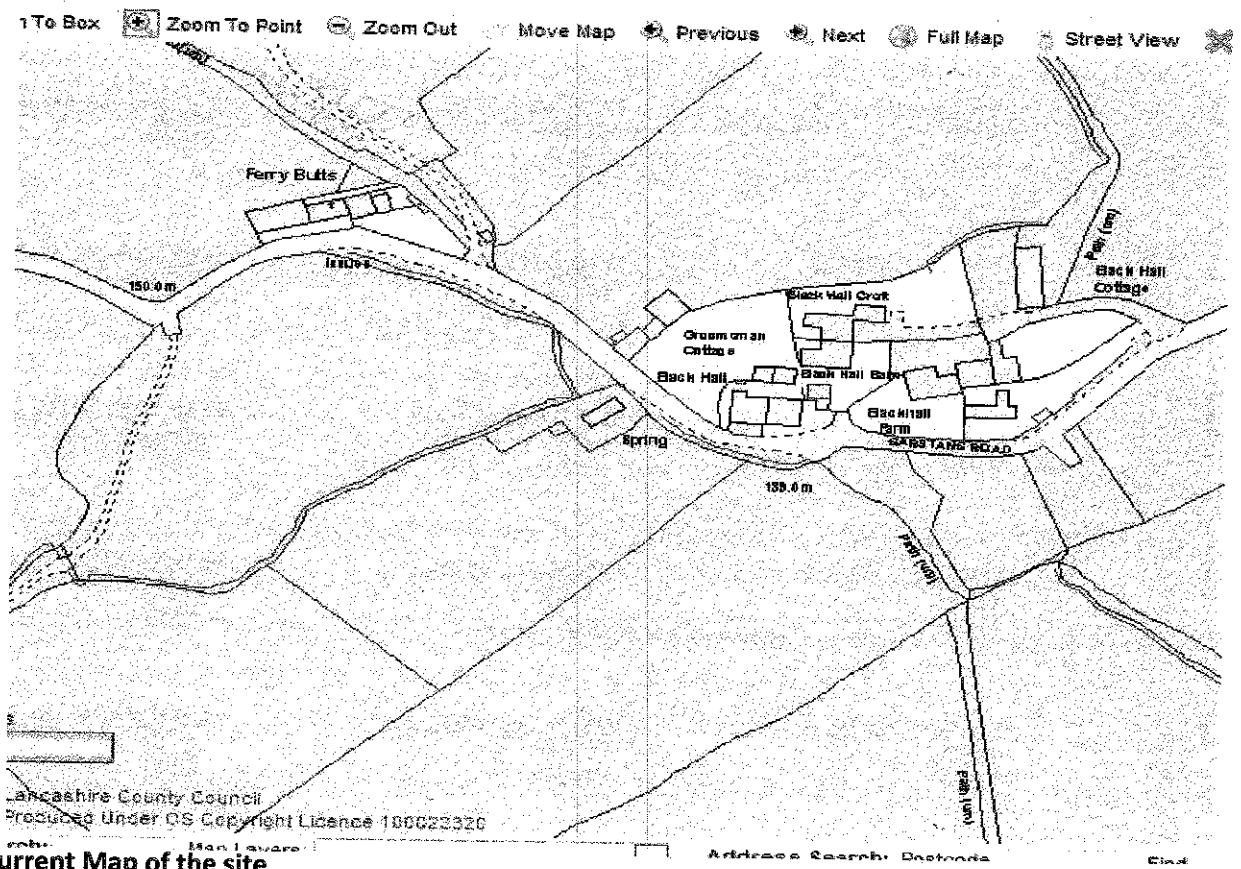
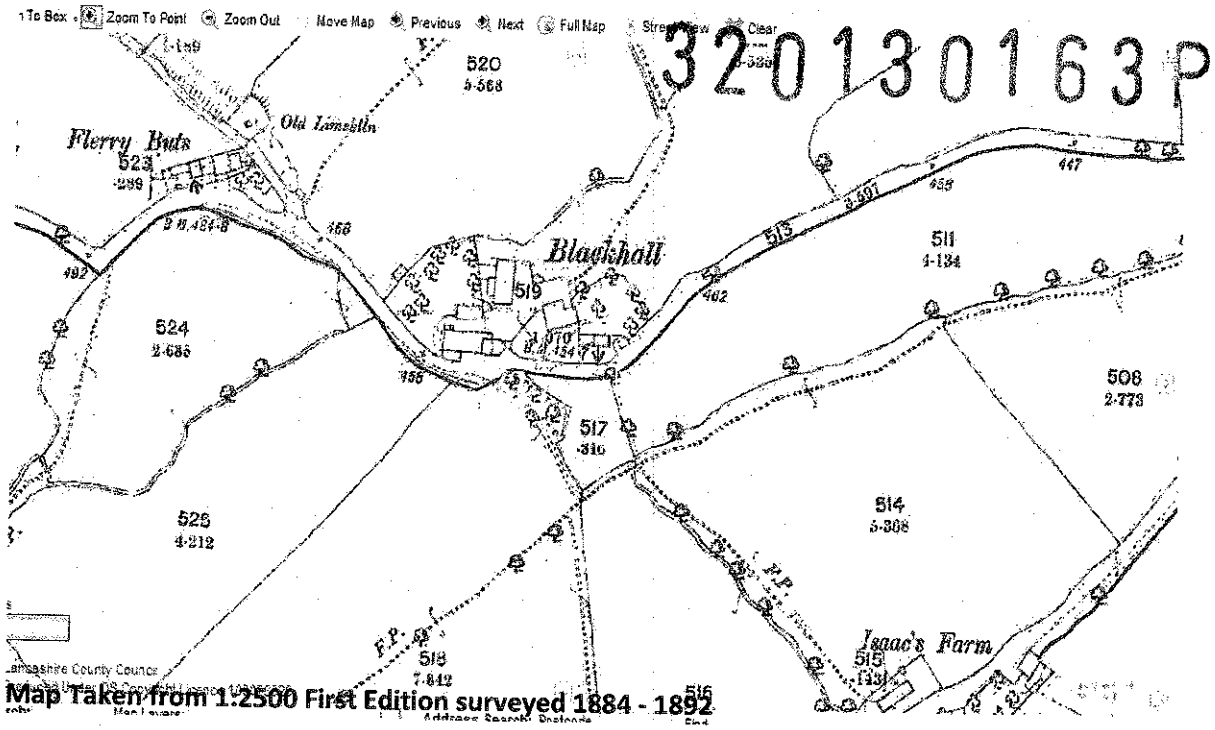
'SD 64 SW CHIPPING GARSTANG ROAD 4/66 Black Hall Farmhouse 13.2.67 (formally listed as Black Hall) II P House, 'TA 155' on 1<sup>st</sup> floor plaque. Squared sandstone with slate roof. Double-pile plan with central entry and end stacks. 2 storeys. Windows have architraves. To the left of the door is one of 3 lights with square mullions. To the right is one formerly of 2 lights now with its mullion removed, with 2 similar windows on the 1<sup>st</sup> floor. The doorway has a moulded cornice and projecting keystone. The surround is now plastered and covered by a modern porch. To the right is a one bay extension of early to mid C19th date.

This information has been taken from the original listing and the photograph on the images of England website shows the building in 2001. This photo clearly shows that the modern porch has been removed since the original listing and the keystones and moulded cornice above the front doorway are visible, as they are today.

Historically Black Hall Farmhouse was a traditional farm house which utilised the surrounding barns for storage and agricultural use. In recent time planning permission has been granted to convert these barns into residential dwellings and the farm house itself has not been utilised as a farmhouse for approximately 10 years.

The current owners moved into the property approximately two years ago, and have not done any works to the property since their purchase.





The maps shown above clearly show that Black Hall Farmhouse has been situated on this site for some time, and during this time the size of the building has not been altered. The foot print of the house remains the same, however extensive landscaping works have taken place and more buildings have been constructed around the periphery of the site. This was due to the conversion of the adjacent barns to allow for adequate access. The footpath to the rear of the site has been moved

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further north however this was done between 1853 – 1854. This shows that Black Hall Farmhouse as a significant building on the periphery of the village and has been part of the landscape for some significant time.

#### **APPLICATION**

The current owners are seeking to apply for planning permission to convert a derelict workshop on the ground floor of the property located within the C19th extension. This conversion will provide an extra bedroom and bathroom for guests (the applicant's mother and brother are both physically impaired). The applicants are looking to build a single storey extension to provide a link to the workshop conversion to the main dwelling; this will also include the removal of the kitchen window to be replaced with a door opening. The single storey extension will have a roof constructed from reclaimed natural slates and walls constructed from random natural sandstone

The workshop has become redundant in terms of use for modern living, and it is hoped that by providing a living space and bathroom within this area, it will allow this part of the building to become functional again. This part of the building will be used by the applicants Mother and Brother who are both physically impaired. This will allow them to visit the applicants in the future for respite care (my client is a registered nurse) or for them to reside permanently with the applicants if necessary without having to alter the main fabric of the listed building.

#### **SITE AND SURROUNDINGS**

Black Hall Farm is situated approximately ¼ of a mile outside of chipping village situated within a small cluster of dwellings ranging from a cottage to barn conversions, as one time all the surrounding properties would of been within the curtilage of Black Hall Farm.

Black Hall Farm is a detached property with a garden mainly laid to lawn to the front, with a garage and parking facility to the rear.

#### **IMPACT ON THE LISTED BUILDING**

No impact to the visual aspect of the dwelling will occur to the front of the property. The main visual impact will occur to the rear, but it is planned that the proposed materials as mentioned above will ensure there is no adverse impact on the building.

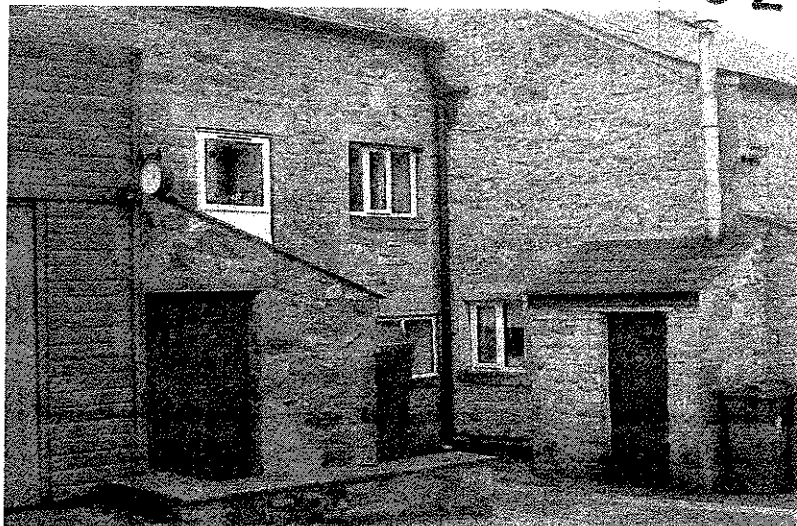
The original farm house has not altered internally since construction with the original window and door openings being visible. However on the rear of the property a boiler store and wood shed have been constructed out of natural random stone with slate roofs.

As no significant alterations have taken place to the original building it is not envisaged that this extension will be of detriment to the cumulative impact on the listed building.

It should be noted that the applicants are aware that a velux window has been put in the attic of the C19th part of the building; this window is not of a conservation type and if the Local Authority felt it was necessary the applicants would replace this window as necessary.

The photographs below show the rear of the property where the extension and conversion will take place.

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**Design and Access Statement**

**In Support of a Revised Planning Application for**

**The Construction of a Link Building and conversion of  
workshop into habitable space**

**Mr Guy and Mrs Caroline Dunford  
Black Hall Farm  
Garstang Road  
Chipping  
PR3 2QJ**

320130163P

## **Amount**

This retrospective application is for the construction of a link building which will form a link from the workshop to the main part of the dwelling.

## **Use**

The conversion of the workshop will allow the applicants additional living space at ground floor level. By taking out the existing kitchen window and creating a doorway, the extension will be linked directly to the main house and will provide access to the additional living space without having to go outside, as is currently the case

This conversion is necessary for the applicants to provide care for their mother who has been seriously ill for the past 12 months. The applicant's mother went into hospital in September 2011 and had an operation on her back; this went wrong and led to serious infections. The only way to cure these infections was to amputate her leg and she had her leg amputated in July 2012. This has left her wheelchair bound and although she can transfer from chair to chair etc, she cannot get up stairs, or walk with the aid of crutches. She also has severe rheumatoid arthritis which makes her mobility reduced and may mean that she cannot be fitted with a prosthetic leg in the future.

Both of the applicant's parents are elderly 71 and 73 and the applicant is being relied on more and more to provide basic care for her parents. As it stands her parents cannot even visit for a short period of time due to not having the basic functions such as a toilet or washing facilities on the ground floor.

This application would allow the applicants to provide respite care for her father who struggles all day every day to provide care for her mother. In addition to this as her parents age care will be provided on a more frequent basis and may even lead to her parents moving in on a permanent basis. The applicant is a registered nurse and can provide the right care for her mother.

The new entrance doorway would also provide external access to the downstairs bathroom and a fire exit in line with current fire safety regulations.

## **Layout**

The layout can clearly be seen on the attached plans; the layout of the room is a simple arrangement to make use of the original features such as window and door openings. The conversion will provide modest accommodation and will enhance the building. Whilst still being sympathetic to the original building.

320130163P

## **Scale**

The scale of the development has been carefully considered to ensure that the collective changes to the listed building are not detrimental. And that the proposed scheme works with the listed building and not against it.

## **Landscaping**

No further soft or hard landscaping is proposed as part of this application.

## **Appearance**

No impact to the visual aspect of the dwelling will occur to the front of the property. The only visual impact will occur to the rear, but it is planned that the proposed materials as mentioned above will help to reduce any adverse impact on the building.

The original farm house has not altered internally since construction with the original window and door openings being visible. However on the rear of the property a boiler store and wood shed have been constructed out of natural random stone with slate roofs.

## **Access**

Access to the property will remain from the drive accessed from Garstang Road.

## **Process**

This application has been resubmitted as a new application, fully taking on board the reasons for refusal on the previous applications, see below:

'The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building because the extension would be incongruous, visually intrusive, dominating of the historic build in materials and siting and suburban in form and will result in the loss of important historic fabric. This is contrary to Policies ENV20, ENV19 and G1(a) of the Ribble Valley Districtwide Local Plan.'

The style of the extension has been altered significantly to be traditional in appearance and use materials sympathetic to the original dwelling. The roof will be constructed from reclaimed natural slates and the walls will be constructed from random natural sandstone, this will ensure that the new extension will blend seamlessly into the existing dwelling.

The external walls will be built outside of the existing door and window lintels to preserve them as features in the new link room.

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The slate roof will be pitched at such an angle as to ensure the roofline fits below the middle floor window.

The applicant's circumstances have altered significantly since the first application and it is now essential that they can provide basic facilities for their extended family, the house in its current form cannot accommodate this, without having to do significant alterations to the main dwelling which would have more of an impact on the listed building than the proposed works.