



RIBBLE VALLEY
BOROUGH COUNCIL

32013 0216P

For office use only

Application No.

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:	Mr & Mrs	First name:		Surname:	Kay
Company name					
Street address:	Greengore Farm, Hill Lane				
	Hurst Green				
Town/City	Clitheroe				
County:	Lancashire				
Country:					
Postcode:	BB7 9QT				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:					

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Andrew	Surname:	Whittle
Company name:	Anderton Gables				
Street address:	Anderton Gables				
	5 Winckley Street				
Town/City	Preston				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	PR1 2AA				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:	a.whittle@andertongables.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):

Barn 2 (non listed building) - will be converted into a four bedroom dwelling. Briefly works involve the removal of the more recent addition to the barn and restoration of various elements to restore its former character. In brief this includes; the removal of the blockwork and extension with profiled lean-to roof, the removal of the non-original barn and store doors, demolition of the structurally unstable northern lean-to section and the recovering of the modern concrete tile roof with a traditional slate roof.
Barn 1 (listed building) - involves the conversion of the existing property into a two bedroom dwelling. Externally a number of low profile conservation style rooflights have been provided. Two staircases have been provided to avoid cutting the king trusses as these are seen as integral to the character of the property. All existing openings are to be retained. No new openings are to be created.
The proposal incorporates an alternative access point located off shire lane which is a private road with limited vehicular traffic.

Has the development or work(s) already started?

☐ 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):

AG637/01 & 637/02

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	8	8	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:

Both barns are constructed in random stone.

Description of *proposed* materials and finishes:

As above.

Roof covering- add description

Description of *existing* materials and finishes:

Barn 2 has a concrete tiled roof. Barn 1 has a slate roof.

Description of *proposed* materials and finishes:

The roof coverings to barn 2 will be replaced with slate. The roof coverings to barn 1 will remain as existing.

Chimney - add description

Description of *existing* materials and finishes:

There is a single chimney stack to barn 1.

Description of *proposed* materials and finishes:

As existing.

Windows - add description

Description of *existing* materials and finishes:

Painted timber windows.

Description of *proposed* materials and finishes:

As existing.

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:

Barn 2 is currently unused, although we believe was formerly used for agricultural purposes.
Bar 1 is currently utilized as holiday lets/storage.

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

Market Housing - Proposed

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

Proposed Market Housing Total 2

Market Housing - Existing

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

Existing Market Housing Total 0

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	0

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

