



RIBBLE VALLEY
BOROUGH COUNCIL

320130230P

19 FEB 2013

PUBLIC

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

Householder Application for Planning Permission for works or
extension to a dwelling and conservation area consent.

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:	A	Surname:	Gow	
Company name:						
Street address:	The Deer House			Country Code	National Number	Extension Number
	Woodfold Hall Park			Telephone number:		
	Mellor			Mobile number:		
Town/City:	Blackburn			Fax number:		
County:				Email address:		
Country:						
Postcode:	BB2 7QA					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ben	Surname:	Llewellyn	
Company name:	Cassidy and Ashton					
Street address:	7 East Cliff			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	PR1 3JE			benllewellin@cassidyashton.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Extension to existing dwelling

Has the work already been 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. 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

Do the proposals require any
diversions, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. 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

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Windows - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

10. (Materials continued)

Others - description:

Type of other material:

Gutters / rwp

Description of *existing* materials and finishes:

White Upvc

Description of *proposed* materials and finishes:

New white Upvc rainwater pipes to match existing

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

L01 - Existing Ground Floor Plan and Elevations

P01 - Proposed Ground Floor Plan and Elevations

11. Explanation for Proposed Demolition Work

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

N/a

12. 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

13. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate 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 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.

Title: Mr First name: Ben Surname: Llewellyn

Person role: Agent

Declaration date: 13/02/2013

☒ Declaration made

13. 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: Ben Surname: Llewellyn

Person role: Agent

Declaration date: 13/02/2013

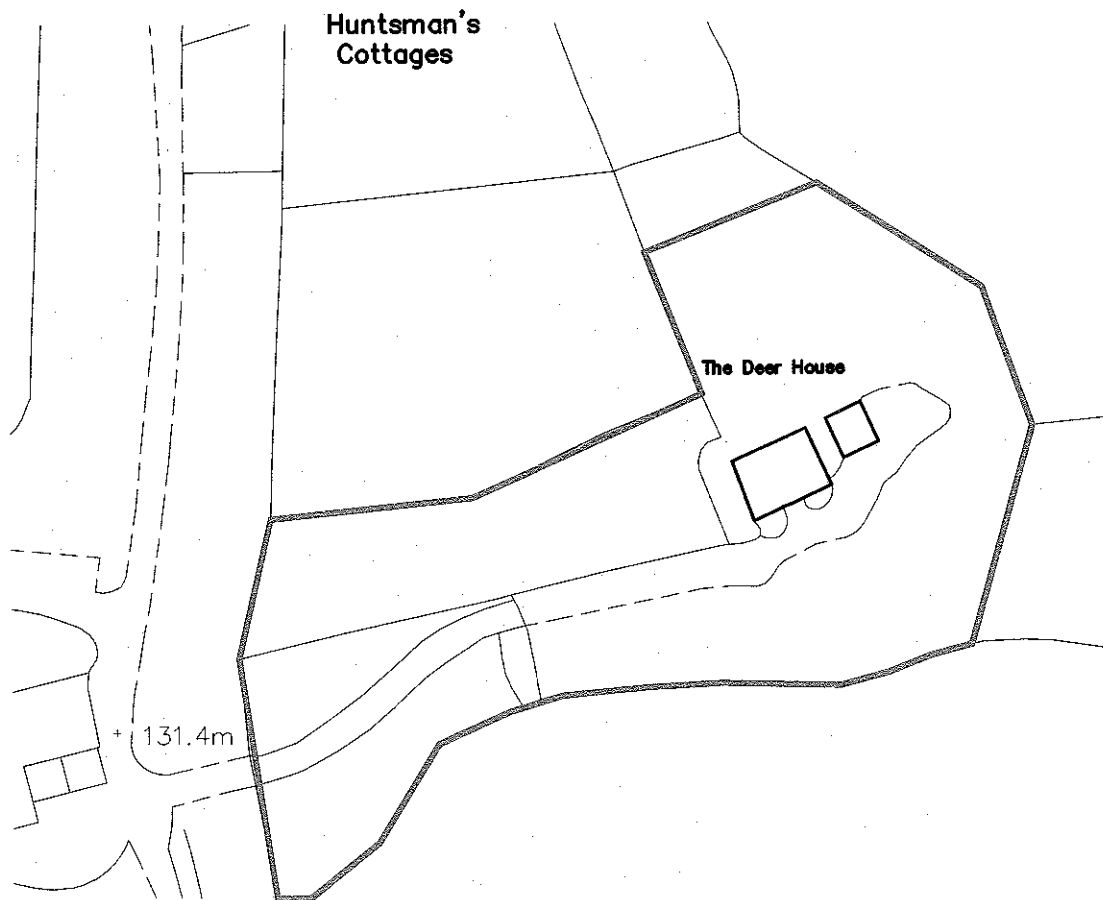
☒ Declaration Made

14. 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 13/02/2013

32013 0230P



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PROJECT: WOODFOLD PARK - MELLOR		DRAWING NUMBER: 8105
DRAWING TITLE: EXISTING LOCATION PLAN		L02
CLIENT: MR A. GOW		REVISION:
Cassidy+Ashton www.cassidyashton.co.uk		DRAWN BY: BL
		SCALE @ A4: 1:1250
		DATE: FEB '13

ARCHITECTURE BUILDING SURVEYING TOWN PLANNING

Preston Office: 7 East Cliff, Preston, Lancashire, PR1 3JE T: 01772 258356
Chester Office: Cassidy House, Station Road, Chester, CH1 3DW T: 01244 402900

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32013 0230P

**ERECTION OF LINK BETWEEN
DWELLING AND OUTBUILDING AT
DEER HOUSE, WOODFOLD PARK,
MELLOR, BLACKBURN, BB2 7QA**

HERITAGE STATEMENT

8105

MARCH 2013

**Cassidy⁺
Ashton** www.cassidyashton.co.uk

Architecture + Building Surveying + Town Planning

Preston Office:
7 East Cliff, Preston
Lancashire, PR1 3JE
T: 01772 268356
F: 01772 825000

Chester Office:
Cassidy House, Station Road
Chester, CH1 3DW
T: 01244 402900
F: 01244 409211

1.0 INTRODUCTION

1.1 Background

- 1.1.1 This Heritage Statement has been prepared in support of a planning application to erect a small extension to the existing dwelling at Deer House to provide a link between the dwelling and adjacent garage/study building.

2.0 HERITAGE STATUS

2.1 Listed buildings

- 2.1.1 The site falls within a designated heritage asset.
- 2.1.2 The heritage asset is named as Woodfold Park.
- 2.1.3 The park has Grade II listing status and was first listed on 12th December 1995.
- 2.1.4 The park is listed under list entry number 10011341 and is given the following description:

SUMMARY OF HISTORIC INTEREST

A park laid out in the 1790s to accompany a country house.

HISTORIC DEVELOPMENT

Towards the end of the C18 Henry Sudell, a cotton manufacturer and financier of Blackburn, purchased several estates in the area, including Woodfold Park. This he imparked and, in 1798, called on Charles McNiven, an architect from Manchester, to build a new house. The house and park were sold in 1831 to Mr John Fowden Hindle, but he died shortly afterwards. The estate passed to various members of the Hindle family in fairly rapid succession. The Woodfold estate was sold c 1878 to Robert Daniel Thwaites, a brewer of Blackburn. On Thwaites' death in 1888 the estate descended to his only daughter, Elma Amy. Through Elma Amy Thwaites' marriage in 1888 to Robert Armstrong Yerburch, the estate became the property of the Yerburch family. It remains (1990s) in private ownership.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Woodfold Park, c 175ha, lies to the west of Blackburn, north of Pleasington, and c 1.75km to the east of Samlesbury Bottoms. From the northern end of the site the ground falls away steeply to the south, offering long views along the valley of the Arley Brook to south and east. Much of the park is bounded by a high stone wall, beyond which lies an agricultural landscape. Further Lane twice touches the park at its north-west corner and the southern boundary is formed

by Pleasington Road.

ENTRANCES AND APPROACHES

The main drive leads off the A677 road at the north-east corner of the site, through the gateway at Mellor Lodge (listed grade II), the pair of lodge houses probably being of the 1790s, possibly to the design of James Wyatt. From here the drive runs westwards through a narrow strip of woodland before breaking out into the park at the gateway at Middle Lodge (listed grade II). This pair of lodges again probably dates from the 1790s and is likely to be the work of James Wyatt. From here the drive continues westwards across the park to arrive at the south front of the Hall.

A second imposing gateway marks the entrance to the site from the public lane to the north, the drive here leading south to Woodfold Park Farm, where it branches eastwards to run through a band of woodland to join the east drive or continues south to the Hall.

The access from the south is via the drive from Pleasington Lodge which stands on the Pleasington Road, the public road marking the southern boundary of the site. From here the drive leads northwards across the park, crossing the Alum House Brook as it runs east/west across the southern end of the park. The route continues past Old Woodfold Farm and the White House, then along the west side of White House Wood, which forms the eastern boundary of the site. The drive then bends sharply to the west to cross between two ponds, dog-legging back to run north up the steeply sloping ground to the Hall.

PRINCIPAL BUILDING

Woodfold Hall (formerly Woodfold Park, listed grade II) stands, unoccupied and derelict (1995), at the northern end of its park, enjoying views along the valley to the south and east. Built of sandstone rubble with the main facades of ashlar, the south front is of nine bays, the centre three flanked and separated by pilasters under a tetrastyle portico. To the rear (north), two wings run back to enclose a courtyard, their inner walls now collapsed.

GARDENS AND PLEASURE GROUNDS

To the south of the Hall the ground is levelled to form a rectangular platform, supported by drystone walls. North of the Hall wooded pleasure grounds lead to

the track which forms the walled northern boundary of the site. Within the pleasure grounds, 100m to the north-east of the Hall, stands an early to mid C19 orangery (listed grade II).

PARK

The park is set within farmland from which it is separated by a 3m high stone wall, 6.5km in length. To the south of the Hall lies parkland, divided from the farmland to the west by a broken wooded belt, and contained to the east by Old Woodfold Wood which here clothes either bank of the Arley Brook. Within the northern end of the wood is a sawmill; at the southern end, the brook leaves the site under the Alum Scar Bridge (listed grade II).

To the east of the Hall is a broad swathe of parkland, across which runs the east drive. The land falls from the northern boundary to the stream, the Arley Brook, which runs along the valley floor, Jeffery Wood beyond enclosing the south side of this stretch of the park. The flow of the Brook is broken by a series of weirs.

On the east side of the park, within Jeffery Wood, is Jeffery Pond. Below and to the south of the lake is a second, more extensive body of water, White House Pond, the south drive crossing the dam between the two. White House Pond lies parallel to the south drive, the two being separated by a strip of parkland sloping down to the water's edge. On the west side of the Pond, within Old Woodfold Wood and 100m from the water's edge, stands an icehouse, probably of c 1800 (listed grade II).

KITCHEN GARDEN

The kitchen garden lies 200m to the north-west of the Hall. It is enclosed on three sides by high brick walls, the fourth, the southern side, being open to the park and enclosed by a retaining wall.

- 2.1.5 A copy of the listing entry is included as appendix CAP1 for reference.

3.0 PLANNING POLICY REQUIREMENTS

National Planning Policy Framework

3.1 PPS 5: Planning and the Historic Environment has now been superseded by the National Planning Policy Framework [NPPF]. As such the former now has no weight in the determination of these applications.

3.2 The NPPF states:

"128. 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 [our emphasis].

129 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal...

131 In determining planning applications, local planning authorities should take account of:

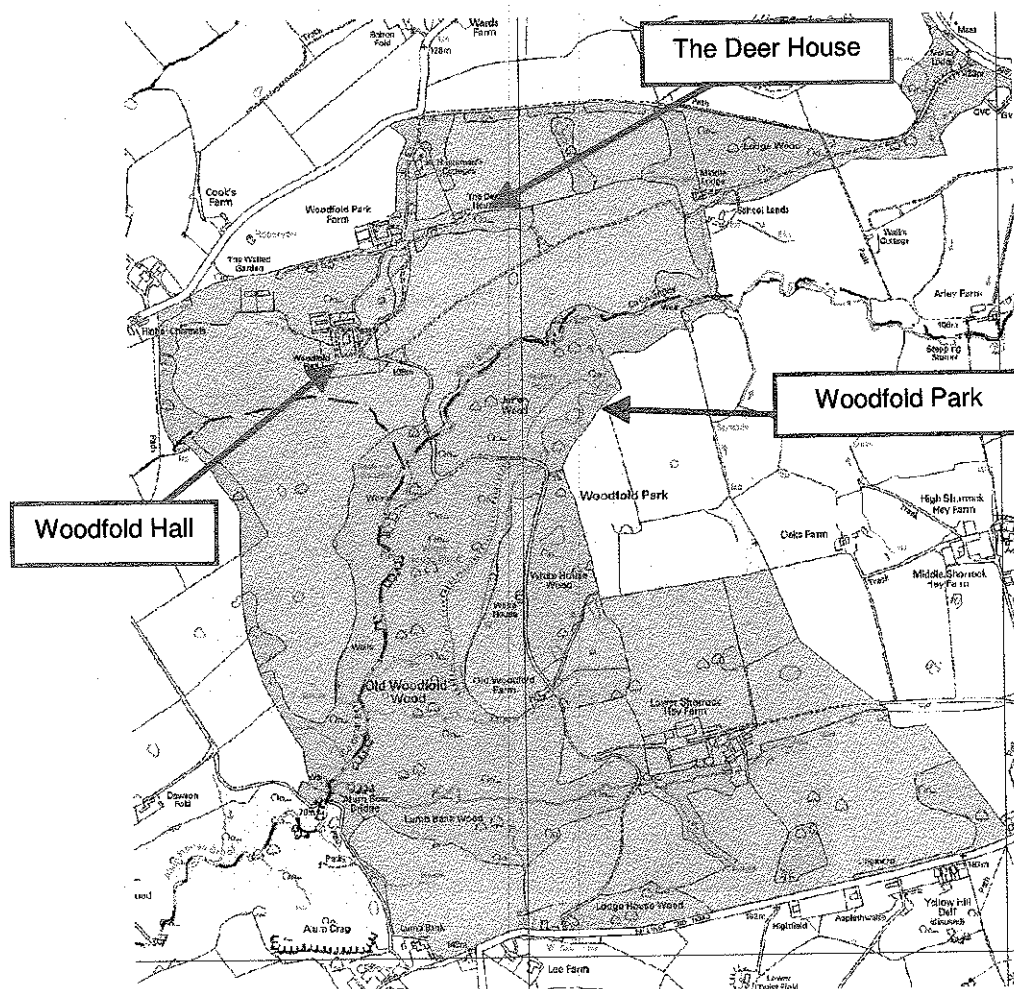
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability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

3.3 The key elements to take from the NPPF are that although the protection afforded to key heritage assets remains unchanged, the level of detail required for the determination of applications should reflect the particular element of the asset and the potential for the works to impact upon the asset as a whole.

4.0 IMPACT OF DEVELOPMENT

Impact of development upon Woodfold Park

- 4.1 'The Deer House' lies to the far northern section of Woodfold Park and to the north east of Woodfold Hall.



Map showing extent of Woodfold Park

- 4.2 Woodfold Park is characterised by broad swathes of parkland, woodland, streams, brooks, weirs and large ponds and is bounded by 3m high stone wall.
- 4.3 The Deer House is a small, single storey cottage with stone wall and a pitched slate roof. Adjacent to the dwelling is a small single storey outbuilding which is used as a study/garage.

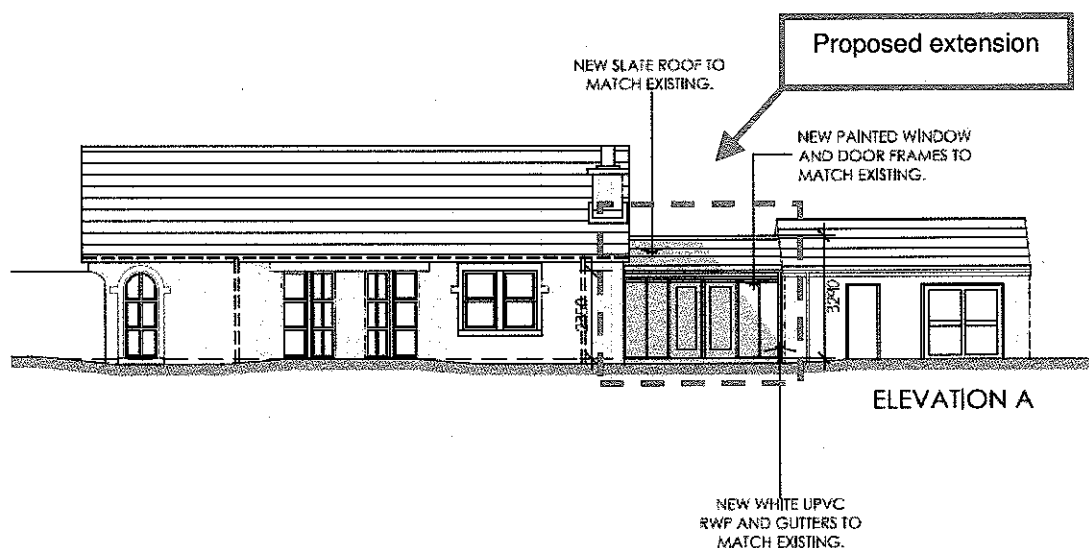


Existing Dwelling



Existing Study Garage

- 4.4 The proposed works will create a small link between the dwelling and outbuilding and accommodate a bathroom, shower room and hallway.
- 4.5 The link is a small extension and will remain subservient to the main building.



Statement of Significance

- 4.6 In relation to the impact upon Woodfield Park the site is enclosed on a number of sides by mature trees. Due to the scale of the extension it will be unnoticed from most surrounding views. Notwithstanding this the works will have no impact whatsoever upon the heritage asset and the setting or character of Woodfold Park.
- 4.7 It is therefore considered that the significance of the impact upon the heritage assets will be negligible.