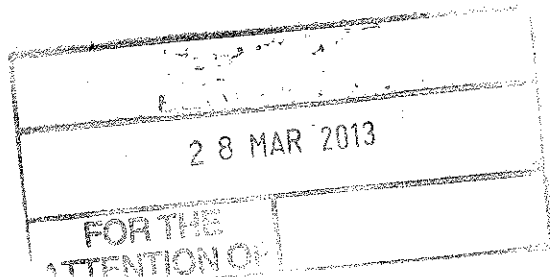




RIBBLE VALLEY
BOROUGH COUNCIL



320130353P

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 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

Title:	MR	First name:	SIMON
Last name:	MILLER		
Company (optional):	INTOTO KITCHENS RIBBLE VALLEY		
Unit:	House number:	House suffix:	
House name:	HETTON HOUSE		
Address 1:	EASTHAM STREET.		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 2HY		

2. Agent Name and Address

Title:	MRS	First name:	ANGELA
Last name:	WILSON		
Company (optional):	HONEYWELL LETTINGS.		
Unit:	House number:	House suffix:	
House name:			
Address 1:	PARSON LANE		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 2JN.		

3. Description of Proposed Work

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

DECORATION AND RENDER

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:

28-30

House suffix:

House name:

Address 1:

PARSON LANE

Address 2:

Address 3:

Town:

CLITHEROE

County:

LANCASHIRE

Postcode (optional):

BB7 2JP

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

Easting:

Northing:

Description:

CORNER 2 STOREY BUILDING
ON THE ENTRANCE TO THE
MARKET

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

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:

DIANE CAFFERTY

Reference:

RV/2012/ENQ/00220

Date (DD/MM/YYYY):

18/12/2012

(must be pre-application submission)

Details of pre-application advice received?

SITE MEETING TO REVIEW THE
PROPOSALS WITH LETTER
CONFIRMING ADVICE

7. Neighbour and Community Consultation

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

☒ Yes ☐ No

If Yes, please provide details:

SPOKE WITH NEIGHBOURING
BUSINESSES AND RESIDENT.

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	DECORATION STONE PANELS	PAINT WHITE AS EXISTING RENDER TO MATCH.	☐	☐
Roof covering	—	—	☒	☐
Chimney	—	—	☒	☐
Windows	MAINTENANCE REQUIRED	DECORATE IN GRAY & AND REPAIR AS NEEDED.	☐	☐
External doors	MAINTENANCE REQUIRED	DECORATE IN GRAY & REPAIR AS NEEDED	☐	☐
Ceilings			☒	☐
Internal walls			☒	☐
Floors			☒	☐
Internal doors			☒	☐
Indoor goods	MAINTENANCE REQUIRED	DECORATE IN GRAY & REPAIR AS NEEDED.	☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard standing			☒	☐
Lighting			☒	☐
Others (add description)			☒	☐

Are you supplying additional information on submitted drawings or plans?

☒ Yes

☐ No

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

SEE HERATAGE STATEMENT.

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/YYYY) (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? **RENDER ONLY** ☒ 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):

SEE ATTACHED HERITAGE STATEMENT.

RENDER STONE PANELS TO GROUND FLOOR TO MATCH EXISTING + FIX FLAG SIGN.

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:

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
MR & MRS JAI RIOCIE	SMALLEY FARM, WHALLEY OLD ROAD, BILLINGTON, CLITHEROE, BB7 2JF	21/01/13.

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

25/03/2013

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 other plans and drawings or information necessary to describe the subject of the application: ☒
HERITAGE STATEMENT.

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 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):

25/03/2013

(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:

28-30 Parson Lane



OS Mastermap
27 March 2013, ID: BLJT-00218135
www.planningapplicationmaps.co.uk

1:1250 scale print at A4, Centre: 374200 E, 441804 N

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Heritage Statement for Listing Building Consent to:

28 to 30 Parson Lane, Clitheroe, Lancashire BB7 2JP

Further to our pre-planning meeting (with Diane Cafferty) and the communication with respect to the above property we now include details of works to the exterior of the building. This submission is made based on our various emails, the latest being 11th March 2013.

The works include:

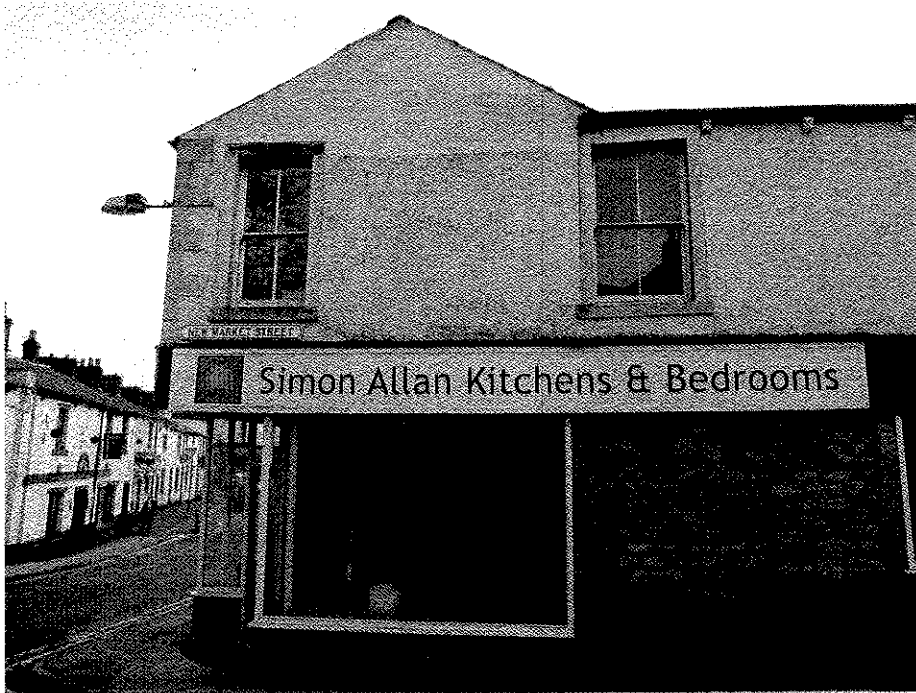
- Decoration to the façade facing the New Inn and Parson Lane. We propose to paint all the masonry and window surrounds in white which is as existing, with the exception of the smooth render below the windows at ground floor which we propose to be in gray. The doors and windows we propose to be in Gray colour as or similar to RAL 7015.
- We propose to render the stone panels at the ground floor on the elevation facing the New Inn as per or similar to the rest of the 1st floor façade.
- We propose the signage to the elevation facing the New Inn utilising the existing sign board as a grey back ground and include perspectives of the elevations with the sign board by way of example. We would also like to include a flag sign for visibility from Parson Lane when approaching Clitheroe from the direction of Edisford and again include a perspective to indicate how this will look.
- We intend to replace the ply wood surround to the left window facing Parson Lane with shiplap boarding to match or similar to the existing window surrounds.

As you will see from the existing photographs below the building is in need of decoration and general maintenance to the joinery and rainwater goods. Our proposals will enhance the building with consideration for existing details and generally enhance the area. We are not just renovating our part of the building but the elevations which are occupied by other tenants.

Existing Elevations:



Existing elevation facing the New Inn. Proposal to render stone panel similar to the 1st floor, decorate joinery, rainwater goods and render below windows in gray and decorate all rough render and stone surrounds in white. Currently there is a mismatch of colours with some window surrounds in black as here and others in white as the next photographs show.



Existing elevation on the corner of Parson Lane and facing the New Inn. Proposal to render stone panel similar to the 1st floor, decorate joinery, sign board, rainwater goods and render below windows in gray and decorate all rough render and stone surrounds in white. Currently there is a mismatch of colours with some window surrounds in white as here and others in black white as the previous photograph shows.



Existing elevation showing the facades we propose to carry out the renovation and improvements to.

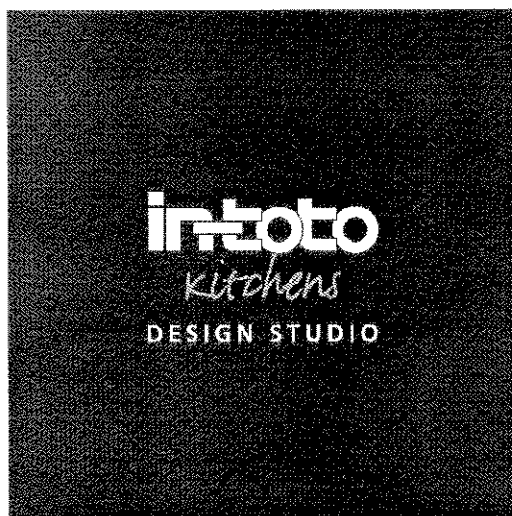


Existing elevation facing the Parson Lane. We propose to decorate joinery, rainwater goods and render below windows in gray and decorate all rough render and stone surrounds in white. Currently there is a mismatch of colours with some window surrounds in white as here and others in black as the first photograph shows. In addition we propose to replace the plywood cladding the surrounding left hand window with shiplap boarding to match the existing. We would look to position a flag sign either between the two windows or to the timber cladding subject to suitability and at a level above pedestrians i.e. toward the head of the windows.

Examples of Logo and Proposed Signage:

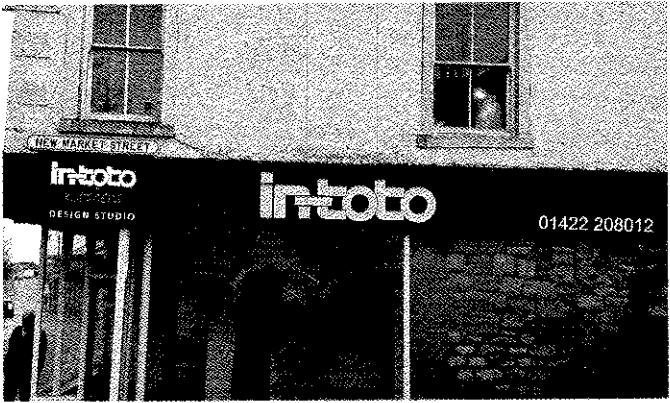
Below are the colours that we propose for decoration and signage.

Grey:	RAL 7015
Pantone:	446
Dulux:	30BB10019
Orange:	RAL 2004
Design studio font:	Frutiger

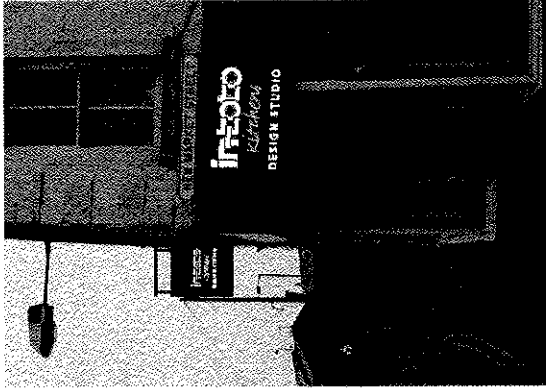
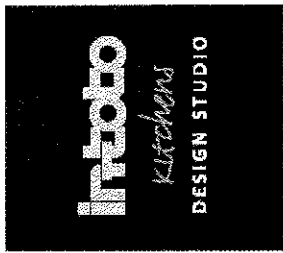


Format and colour and In-toto logo and signage.

In-toto Kitchens - Heritage Statement

This is a visual design of your artwork please check spelling colours & layout are correct		Job No	Date
File Name			
Substrate			
Fitting Details			
Material TBC			
Colours			
Size To suit			
Drawn By			
Signed	 Signtec Signage & Graphics T: 01200 442655 M: 07960 737 881 www.signtec.co.uk email: signtec@signtec.co.uk		

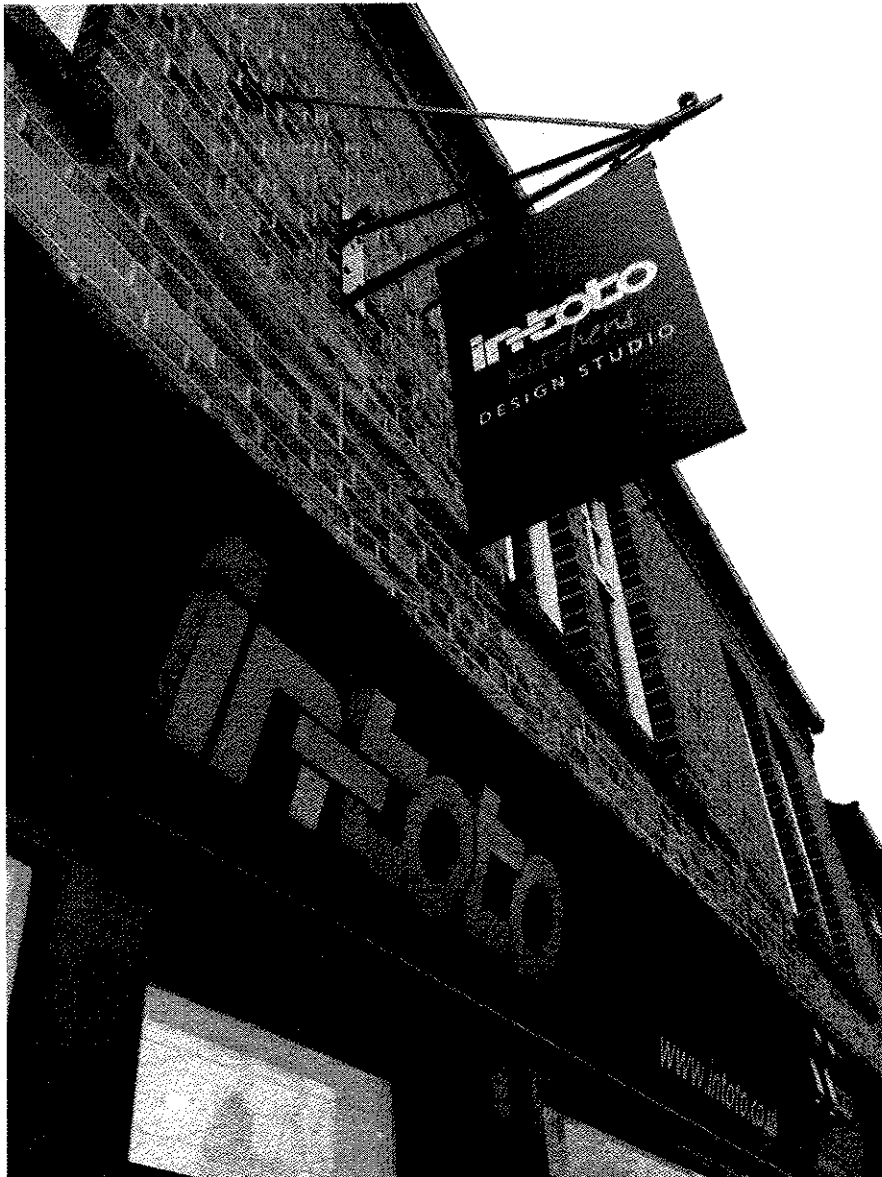
Proposed signage to the elevation facing the New Inn. Signage as per above artwork, 3D built up "Intoto" letters with halo illuminated effect and vinyl lettering to left and right of main 3D letters:

This is a visual design of your artwork please check spelling colours & layout are correct		Job No	Date
			
			
File Name			
Substrate			
Fitting Details			
Material TBC			
Colours			
Size To suit			
Drawn By			
Signed		 Signtec Signage & Graphics T: 01200 442655 M: 07960 737 881 www.signtec.co.uk email: signtec@signtec.co.uk	

Proposed Flag sign projecting from the Parson Lane elevation. Signage as per above artwork, double sided projection sign – 800mm x 1000mm painted to a single RAL code complete with wall plates and fixing arm.



Example of an existing store and the signage and decoration.



Example of 'In-toto' sign to be back-lit and flag sign.

Notes:

As suggested, we contacted Doug Moir at LCC and explained the works we were proposing to undertake. From the description given Doug advised that the works had no archaeological impact and he required no further information or involvement.

We also discussed the format of the Statement with Diane and this submission is based on our discussions.

We hope that the information contained herewith is of help and meets with your agreement.

Should you have any queries or wish to discuss any of the above I can be contacted as per the details below or mobile number 07715 755149.

In-toto Kitchens - Design and Access Statement

Design and Access Statement for:

28 to 30 Parson Lane, Clitheroe, Lancashire BB7 2JP

Further to our pre-planning meeting (with Diane Cafferty) and the communication with respect to the above property we now include details of works to the exterior of the building. This submission is made based on our various emails, the latest being 11th March 2013.

The works include:

- Decoration to the façade facing the New Inn and Parson Lane. We propose to paint all the masonry and window surrounds in white which is as existing, with the exception of the smooth render below the windows at ground floor which we propose to be in gray. The doors and windows we propose to be in Gray colour as or similar to RAL 7015.
- We propose to render the stone panels at the ground floor on the elevation facing the New Inn as per or similar to the rest of the 1st floor façade.
- We propose the signage to the elevation facing the New Inn utilising the existing sign board as a grey back ground as the prospectives included with this submission by way of example. We would also like to include a flag sign for visibility from Parson Lane when approaching Clitheroe from the direction of Edisford and again refer to the prospectives included with this submission to indicate how this will look.
- We intend to replace the ply wood surround to the left window facing Parson Lane with shiplap boarding to match or similar to the existing window surrounds.

Below are the colours that we propose for decoration and signage.

Grey:	RAL 7015
Pantone:	446
Dulux:	30BB10019
Orange:	RAL 2004
Design studio font:	Frutiger

For further details please refer to the Heritage Statement, Application for consent to display an advertisement, Application for Planning Permission and Application for Listed Building Consent.