



RIBBLE VALLEY
BOROUGH COUNCIL

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

02 APR 2013

FOR THE
ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320130360P

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

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: MISS First name: CHARLOTTE
Last name: TASKER
Company (optional):
Unit: House number: House suffix:
House name: COB HOUSE
Address 1: GREEN LANE
Address 2: GRINDLETON
Address 3:
Town: CLITHEROE
County: LANCS
Country:
Postcode: BB7 4RL

2. Agent Name and Address

Title: First name: DUNCAN
Last name: ISHERWOOD
Company (optional): SUNDERLAND PEACOCK + ASSOC
Unit: House number: House suffix:
House name: HAZELMERE
Address 1: PIMLICO ROAD
Address 2:
Address 3:
Town: CLITHEROE
County: LANCS
Country:
Postcode: BB7 2AG

3. Description of Proposed Work

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

DEMOLITION OF EXISTING SUN ROOM. REPLACE WITH GARDEN ROOM TO THE REAR. RESTORE STONE SURROUNDS TO REAR AND SIDE WINDOWS. NEW TIMBER FRAMES TO THE REAR AND SIDE ELEVATIONS INTERNALLY: - FORM NEW WC IN CORRIDOR ADJ TO GARAGE. WALL BROKEN OUT BETWEEN KITCHEN AND DINING ROOM, WINDOW OPENING RESTORED TO DOOR OPENING.

320130360P

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:

WILKINSONS FARM

Address 1:

SIMONSTONE LANE

Address 2:

SIMONSTONE

Address 3:

Town:

BURNLEY

County:

Postcode (optional):

BB12 7NX

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

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:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

7. Neighbour and Community Consultation

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

☐ Yes ☒ No

If Yes, please provide details:

8. 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

If Yes, please provide details of the name, relationship and role

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	RENDER	STONE - REAR STONE + RENDER - SIDE	☐	☐
Roof covering	CONCRETE TILE	BLUE SLATE.	☐	☐
Chimney			☐	☐
Windows	TIMBER	TIMBER	☐	☐
External doors	TIMBER	TIMBER	☐	☐
Ceilings			☐	☐
Internal walls			☐	☐
Floors			☐	☐
Internal doors			☐	☐
Rainwater goods			☐	☐
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:

4371 - 1

4371 - 2

LOCATION PLAN.

DESIGN + ACCESS STATEMENT

PHOTOS OF REAR ELEVATION

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)	882.41
ii) What is the volume of the part to be demolished?(cubic metres)	53.3
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)	1970's

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

The Building to be demolished is a modern lean-to addition. Tiled roof. Block rendered walls. large areas of glazing.

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

To replace a modern extension with a more sympathetic and thermally efficient, larger room

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):

4371-1 - EXISTING.
 " -2 - PROPOSED.
 LOCATION PLAN.
 BAT SURVEY
 DESIGN + ACCESS statement.
 PHOTO GRAPH OF THE REAR ELEVATION AND LEAN-TO.

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 I ☐

Grade II* ☐ Ecclesiastical Grade II* ☐

Grade II ☒ Ecclesiastical Grade II ☐

Don't know ☐

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 STEPHENSON	WILKINSONS FARM, SIMONSTONE LANE SIMONSTONE, BURNLEY.	5/3/13

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

		28/3/13
--	--	---------

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Certificate under 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.

The original and 3 copies of a completed and dated application form:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒The original and 3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable): ☒The original and 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North: ☒The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): ☒**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):

--


--

28/3/13

(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 VisitCan 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:

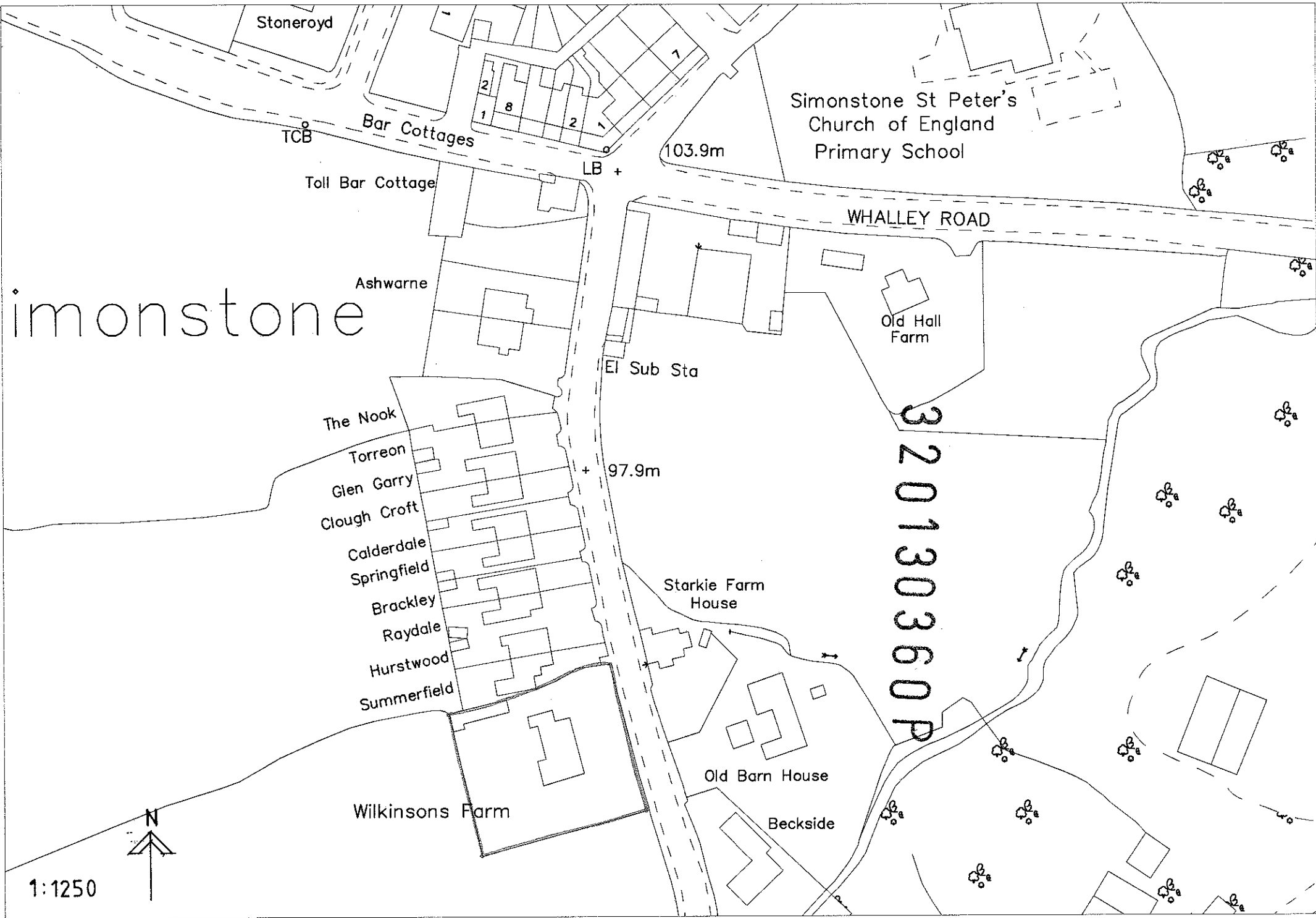
Telephone number:

KEENANS ESTATE AGENTS

01200 422824

Email address:

--



Stoneroyd

Bar Cottages

Toll Bar Cottage

Ashwarne

The Nook

Torreon

Glen Garry

Clough Croft

Calderdale

Springfield

Brackley

Raydale

Hurstwood

Summerfield

Wilkinsons Farm

103.9m

EI Sub Sta

97.9m

Starkie Farm House

Old Barn House

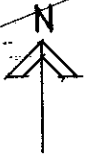
Beckside

Old Hall Farm

Simonstone St Peter's
Church of England
Primary School

WHALLEY ROAD

320130360P



1:1250

**DESIGN AND ACCESS STATEMENT FOR THE
PROPOSED SINGLE STOREY REAR EXTENSION AT
WILKINSONS FARM, SIMONSTONE LANE. SIMONSTONE.**



Date: 27TH MARCH 2013

Job ref. 4371

DESIGN OBJECTIVES

1. To obtain planning consent for the removal of a previous extension to the original property and replacement with a single storey rear garden room extension to the West elevation
2. To provide additional suitable accommodation for the occupier comprising of the following:

To provide a larger more aesthetically pleasing replacement of the existing Sun room extension.

Creation of an open plan Kitchen / dining area by removal of a section of internal wall.

Formation of new more easily accessible WC in existing internal corridor area.

3. To create a design for the extension and reinstate natural stone jambs ,mullions ,sills and heads that would respect the character and appearance of the existing property and area.

SCALE OF DEVELOPMENT

The existing size of the sun room extension is = Width 6.8m
Depth 2.8m
Height 2.5 – 3 m
Area 14.4m²

The proposed size of the Garden room extension = Width 14m
Depth 3.3m
Height from new floor level 2.4 – 3.4 m
Area 38.76 m²

3 2 0 1 3 0 3 6 0 P

LAYOUT

The existing layout of the house remains unchanged with the exception of the formation of a new WC within the existing ground floor corridor adjacent to the garage. The extension infills between the existing (recent addition) projecting extensions to the rear west elevation.

The external areas and landscaping will remain as existing , as the extension is located over existing paved areas.

DESIGN DEVELOPMENT

The garden room is a single storey extension with a lean -to pitched roof , to match the existing rear roof lines. It is accessed from the sitting room via an existing door opening also an existing window which was previously a door opening is to be reinstated as a door opening. The existing utility room door opening is retained and now also accesses the new garden room.

With the proposed extension being single storey hidden to the rear of the property situated within a large curtilage ensures the extension will have no affect on the light or amenity to any other dwelling or detract from the overall appearance of the property. It is the intention that the architectural style of the extension will more accurately reflect the front elevation of the property in terms of its overall scale and massing and being constructed from sensitive but traditional materials - natural stone and slate

ACCESS STATEMENT

The scheme does not alter any vehicular or pedestrian access to the property.

320130360P

spa
SUNDERLAND PEACOCK ARCHITECTS

**HERITAGE STATEMENT
FOR THE PROPOSED ALTERATIONS AND EXTENSION OF
WILKINSONS FARM
SIMONSTONE LANE
SIMONSTONE**

DATE: 8 APR 2013
FOR THE ATTENTION OF:



Date: 8 APRIL 2013
Job Ref. 4371

3 2 0 1 3 0 3 6 0 P

1: INTRODUCTION

- 1.1 Wilkinsons farm is a private residential property situated to the south of the settlement area of Read, with the main access off Simonstone Lane.
Within the immediate vicinity of Wilkinsons Farm are a number of other residential properties, to the north, west and south. Pasture land is to the east.

2: BUILDING FORM & CONSTRUCTION

- 2.1 Wilkinsons Farm is a detached two storey property, constructed in natural stone with a double pitched roof finished with tile. The side and rear walls have a painted render finish. To the west elevation are two projecting single storey pitched roof extensions, the southern most being a sun room and the northern extension containing part of the garage and a utility room.

3: HISTORIC CONTEXT

3.1 Grade II Listing

Farmhouse, probably earlier C18, altered, now house. Coursed sandstone blocks (end and rear walls now rendered and painted white), tiled roof with chimney at left gable. Rectangular 3-bay plan. Two storeys; at junction of 1st and 2nd bays a doorway with large jamb stones and rectangular lintel, windows of 4 lights to the left, 3 lights to the right, and 2, 2 and 3 lights above, all with flush mullions and plain surrounds; 3rd bay has 3 square windows at ground floor. End and rear walls altered; interior not inspected.

Located within the curtilage of Wilkinsons Farmhouse. Is a pigsty with is also grade II listed. :-

Pigsties with poultry loft, probably C18. Random sandstone rubble with quoins, slate roof. Rectangular 2-storey range built back-to-slope, containing 5 pigsties, the 1st somewhat larger and projecting; 5 rectangular doorways with punched lintels, and 5 smaller rectangular windows to the poultry loft above, a slit breather to each pigsty (some blocked); at right gable end a raised doorway to the loft approached by external steps. Listed as good example of type of agricultural building rare in this area.

4: OVERVIEW OF MIDDLE BARN PLANNING HISTORY

320130360P

4.1: The property has been extended to the rear probably during the past 30 years, however no planning records could be found to confirm this estimation. The extension was constructed with a flat roof and an application was submitted in 1995 for replacing the flat roof with a pitch.

5: THE PROPOSAL

5.1: Remove window frames to the sides (north and south elevations) and rear (west) elevation. Restore natural stone mullions, heads and sills to openings, new timber glazed units with glazing bars to match the front (east) elevation.

5.2: Take down the contemporary single storey sun room extension to the rear (west) elevation and construct a single storey garden room, using natural stone and slate with timber frames.



Sun room extension which is to be replaced with a garden room.

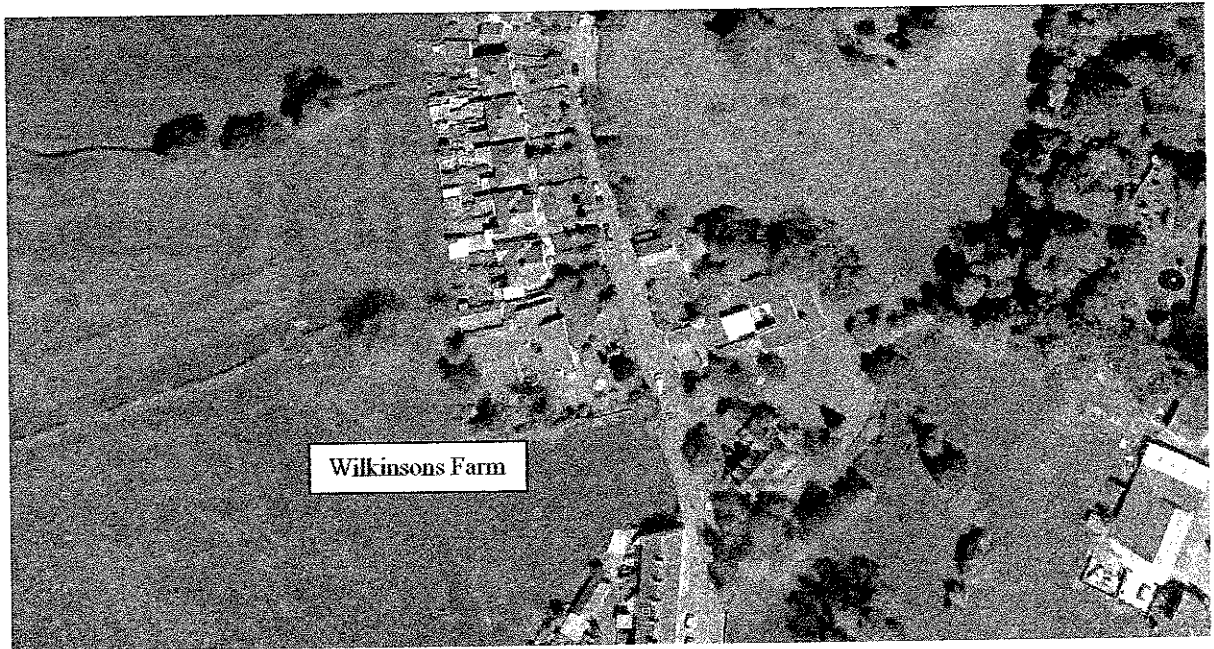
8: CONCLUSION

8:1 Whilst the original building form and many of the original features have been lost over varying periods of time through conversion works at a time requirements to preserve did not have the high level of importance as they do today, the proposed scheme has been designed to be subservient infill to the main building, to the rear, thereby preserving the occupants privacy and

3 2 0 1 3 0 3 6 0 P

details have been incorporated which are typical to local rural buildings and as such some of the original features previously lost, have been reintroduced.

I conclude therefore, that the proposals do not have a detrimental impact on the neighbouring residents and that the design, incorporating traditional detailing and features enhances the architectural character and interest of the building.



LOCATION PLAN

BAT SURVEY

AT

WILKINSONS FARM
SIMONSTONE LANE
SIMONSTONE

320130360P

DATE AND TIME OF VISIT
19TH MARCH 2013 2.00PM

WEATHER CONDITIONS

STRONG BREEZE, SUNNY INTERVALS, 3°C

REFERENCE NO. 4371



Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

320130360P

THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS' COURSE

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

NOTE: The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

320130360P

PROPOSED DEVELOPMENT

Removal of existing single storey lean -to extension to the rear of the property prior to the construction of new lean - to Garden room.

TYPE OF BUILDING

X	HOUSE
	BARN
	GARAGE
	OTHER

COMMENTS: The property is a detached grade II listed ex farmhouse. Dating from the 18thC.

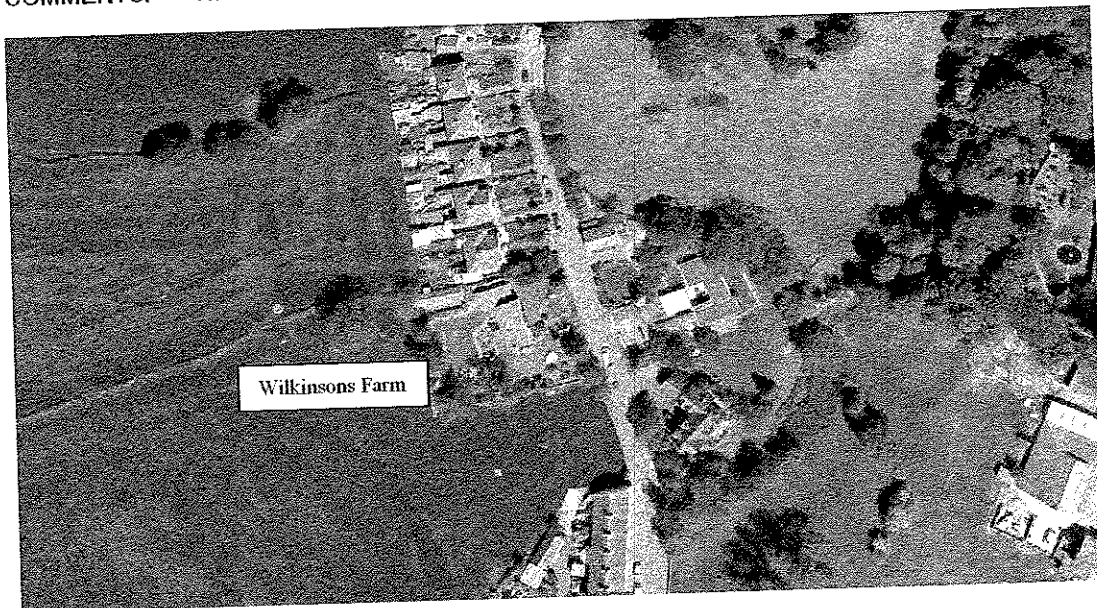


Rear West facing elevation.

LOCATION

	URBAN
	SMALL TOWN/URBAN VILLAGE
X	RURAL/VILLAGE

COMMENTS: The house is located on the edge of Read, off Simonstone Lane.



320130360P

BUILDING ADJACENT TO OR WITHIN 10M OF

X

TREES
HEDGEROW
OPEN WATER

COMMENTS: There are a number of mature trees surrounding the property.

WALL CONSTRUCTION

X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The front East elevation to the house is natural stone but the side and rear elevations have been rendered.



Rear lean - to, to be demolished.

ROOF CONSTRUCTION

X

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: Tile lean to roof. Close inspection of the eaves did not reveal any gaps.

BAT ACCESS POINTS IN WALLS

Yes	No
	X

COMMENTS: The walls are rendered with no access points.

BAT SIGNS, EXTERNAL

SEEN
DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes	No
	X
	X
	X

COMMENTS: Due to the survey being carried out during extremely cold winter months whilst bats are hibernating the detector was not used nor was there any possibility of sightings. However i examined the walls and surrounding paved areas for signs of droppings or staining, indicating bat activity. None was found.

320130360P

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes No

COMMENTS: The pitch is very shallow on the lean - to roof hence there is no roof space.

BAT ACCESS POINTS IN ROOF

Yes No

	X
--	---

COMMENTS: The roof tile is tight fitting in good condition with no access points. There are no access points at the eaves level

BAT SIGNS, INTERNAL

SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

Yes No

	X
	X
	X
	X
	X
	X
	X

COMMENTS: None of the above evidence was found.

CONCLUSION

Although there are limitations to bat survey's carried out at this time of year it is possible to determine if bats are hibernating in the building, and check for signs of past use or if it provides a suitable potential habitat. This lean - to has no hibernating bats and no signs of past usage. It does not provide a suitable habitat for bats due to lack of access and cracks or crevices.

The loss of this largely glazed sun room lean - to will not affect any bat habitat

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

The precautions below should be incorporated in the unlikely event that any bats are found to be present in the intervening time between surveys and work commencing on site.
When bats are found to be present in a building:

- A NATURAL ENGLAND licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.

320130360P

- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

320130360P

