

320130366P

**Householder Application for Planning Permission
for works or extension to a dwelling and listed building consent.
Town and Country Planning 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:	Dr	First name:	Will	Surname:	MacKean
Company name:					
Street address:	Edisford Hall Farm, Edisford Bridge				
Town/City:	Clitheroe				
County:	Lancashire				
Country:					
Postcode:	BB7 3LJ				

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:	Ivan	Surname:	Wilson
Company name:	IWA Architects Ltd.				
Street address:	Waterloo Mill				
	Waterloo Road				
Town/City:	Clitheroe				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	BB7 1LR				

Telephone number:	Country Code	National Number	Extension Number
		01200 423487	
Mobile number:			
Fax number:			
Email address:	admin@iwarchitects.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Internal alterations to reinstate key historical aspects of the existing house, including subdivision of the existing Living Room and the re-siting of the staircase and main entrance hallway to the existing 'out shut' on the West Elevation and the recreation of the pre-existing tripartite first floor layout. There is also a desire to reinstate the traditional roof pitch over the bathroom and repair the poor quality modern window frames on the south west side. It is proposed to lime render the South gable and West elevation walls of the original house to match the East Elevation. The proposed small extension on the SE side of the 1984 Kitchen extension is intended to assist in reinstatement of the historic layout internally, improve the kitchen extension layout and the form and appearance of the mono pitch. Practical issues being addressed in the extension include retaining the existing necessary floor area in the kitchen and breakfast area. There is also the need to provide access to boot cleaning at the "garden" entrance to the kitchen which also includes a more adequate utility room space.

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)

Description:

House: Suffix:
House name: Edisford Hall Farm
Street address: Edisford Bridge

Town/City: Clitheroe
County: Lancashire
Postcode: BB7 3LJ

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

Easting: 372433
Northing: 441369

5. 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):

Officer name:

Title: Mr First name: Gareth Surname: Fort

Reference: RV/2012/ENQ/00086

Date (DD/MM/YYYY): 28/06/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Full Pre-Application Response letter from Ribble Valley Borough Council included in attached Design and Access Statement.

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. 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:

White painted 'pebbledashed' render to East Elevation and Porch with exposed dressed natural stone window and door surrounds, corbels and copings. All other elevations are constructed as random rubble natural stone walls with dressed natural stone quoins and window and door surrounds.

Description of *proposed* materials and finishes:

Existing South Gable and West Elevation of main house to receive a lime render finish to match East elevation and new extension is to be constructed in random rubble natural stone outer leaf cavity walls up to a plinth level with horizontal natural cedar cladding taken up to underside of roof. Dressed stone natural quoins and window and door surrounds to match existing lean-to extension.

Roof covering- add description

Description of *existing* materials and finishes:

Natural blue / grey slate.

Description of *proposed* materials and finishes:

Natural blue / grey slate to match existing.

Chimney - add description

Description of *existing* materials and finishes:

Ashlar stone with clay pots.

Description of *proposed* materials and finishes:

No new chimneys proposed.

8. Materials (continued)

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Windows - add description

Description of *existing* materials and finishes:

Stained timber framed, double glazed units.

Description of *proposed* materials and finishes:

Replacement and new matching stained hardwood timber framed, double glazed units.

External doors - add description

Description of *existing* materials and finishes:

Stained timber framed doors.

Description of *proposed* materials and finishes:

New front and rear doors to be stained hardwood boarded, half double glazed doors. New double glazed, thermally broken, aluminium framed, sliding / folding panel doors, by specialist to rear sitting area on to patio.

Ceilings - add description

Description of *existing* materials and finishes:

Plastered finish - painted.

Description of *proposed* materials and finishes:

Plastered finish - painted (to match).

Internal walls - add description

Description of *existing* materials and finishes:

Existing original walls between separate areas of the main house at ground floor are generally of masonry construction. Internal room partitions are thought to be timber framed with plasterboard linings.

Description of *proposed* materials and finishes:

Ground floor - blockwork partitions generally.

First floor - timber stud partitions lined with plasterboard.

Floors - add description

Description of *existing* materials and finishes:

Ground Floor - Main house unknown, but solid construction. Existing extension assumed to be concrete slab construction.

First floor - Suspended timber construction.

Description of *proposed* materials and finishes:

Ground floor in new extension - concrete slab construction dowelled into existing slab at same finished floor level.

First floor - infill former staircase void in main house in suspended timber floor to match existing overall thickness.

Internal doors - add description

Description of *existing* materials and finishes:

Flush timber panelled doors.

Description of *proposed* materials and finishes:

To match existing.

Rainwater goods - add description

Description of *existing* materials and finishes:

Mix of black and grey metal and uPVC rainwater goods.

Description of *proposed* materials and finishes:

Black finished metal rainwater goods.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Tarmac hardstanding with natural stone boundary walls and edgings. Natural stone flag paths.

Description of *proposed* materials and finishes:

Reinstatement of tarmac driveway, stone walls and flag paths to match.

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

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

IWA Drawings 1826.S.001, E.001, E.002, E.003, P.001j, P.002k and P.003b

9. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ 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):

IWA Drawings 1826.E.001, E.002, P.001j, P.002k

Photo Refs:

DSCN0113 - Existing West wing 'out shut' shallow roof pitch (External)

DSCN0132 - Existing West wing 'out shut' shallow roof pitch (Internal)

DSC03975 - Current staircase / landing (First Floor)

DSC04014 - Current staircase (Ground Floor)

DSC04016 - Current Dining Area adjacent to Kitchen (Within West wing 'out shut')

DSC04003 - Existing Living Room

DSC04009 - Existing Living Room

DSC04019 - Existing Porch / Utility Room off Kitchen

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. Parking

Will the proposed works affect existing car parking arrangements? ☒ Yes ☐ No

If Yes, please describe:

A small area of the existing large driveway will be affected by the construction works, however there will still be available space for the clients to park.

14. 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

15. 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

16. 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: First name: Surname:

Person role:

Declaration date:

☒ Declaration made

16. Certificates (Agricultural Land Declaration)

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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: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

17. 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