



**RIBBLE VALLEY  
BOROUGH COUNCIL**



For office use only

Application **020130374P**

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. 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:               | <input type="text" value="Ms"/>                                                               | First name:          | <input type="text" value="Vicky"/> | Surname:             | <input type="text" value="Carter"/>                                                                                                                                                                                  |                      |                      |                      |                      |                      |                      |
|----------------------|-----------------------------------------------------------------------------------------------|----------------------|------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Company name:        | <input type="text"/>                                                                          |                      |                                    |                      |                                                                                                                                                                                                                      |                      |                      |                      |                      |                      |                      |
| Street address:      | <input type="text" value="c/o Carter Leisure"/><br><input type="text" value="Chatburn Road"/> |                      |                                    | Telephone number:    | <table border="1"> <tr> <th>Country Code</th> <th>National Number</th> <th>Extension Number</th> </tr> <tr> <td><input type="text"/></td> <td><input type="text"/></td> <td><input type="text"/></td> </tr> </table> | Country Code         | National Number      | Extension Number     | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Country Code         | National Number                                                                               | Extension Number     |                                    |                      |                                                                                                                                                                                                                      |                      |                      |                      |                      |                      |                      |
| <input type="text"/> | <input type="text"/>                                                                          | <input type="text"/> |                                    |                      |                                                                                                                                                                                                                      |                      |                      |                      |                      |                      |                      |
| Town/City:           | <input type="text" value="Clitheroe"/>                                                        |                      |                                    | Mobile number:       | <table border="1"> <tr> <td><input type="text"/></td> <td><input type="text"/></td> <td><input type="text"/></td> </tr> </table>                                                                                     | <input type="text"/> | <input type="text"/> | <input type="text"/> |                      |                      |                      |
| <input type="text"/> | <input type="text"/>                                                                          | <input type="text"/> |                                    |                      |                                                                                                                                                                                                                      |                      |                      |                      |                      |                      |                      |
| County:              | <input type="text"/>                                                                          |                      |                                    | Fax number:          | <table border="1"> <tr> <td><input type="text"/></td> <td><input type="text"/></td> <td><input type="text"/></td> </tr> </table>                                                                                     | <input type="text"/> | <input type="text"/> | <input type="text"/> |                      |                      |                      |
| <input type="text"/> | <input type="text"/>                                                                          | <input type="text"/> |                                    |                      |                                                                                                                                                                                                                      |                      |                      |                      |                      |                      |                      |
| Country:             | <input type="text"/>                                                                          |                      |                                    | Email address:       | <input type="text"/>                                                                                                                                                                                                 |                      |                      |                      |                      |                      |                      |
| Postcode:            | <input type="text"/>                                                                          |                      |                                    | <input type="text"/> |                                                                                                                                                                                                                      |                      |                      |                      |                      |                      |                      |

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

### 2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

### 3. Description of Proposed Works

Please describe the proposed works:

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:          | <input type="text"/>                                                               | Suffix: | <input type="text"/> |
| House name:     | <input type="text" value="Lee Carter House"/>                                      |         |                      |
| Street address: | <input type="text" value="Castle Gate"/><br><input type="text" value="Clitheroe"/> |         |                      |
| Town/City:      | <input type="text" value="Clitheroe"/>                                             |         |                      |
| County:         | <input type="text"/>                                                               |         |                      |
| Postcode:       | <input type="text" value="BB7 1AZ"/>                                               |         |                      |

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

|           |                                     |
|-----------|-------------------------------------|
| Easting:  | <input type="text" value="374307"/> |
| Northing: | <input type="text" value="441747"/> |

Description:

## 5. Pedestrian and Vehicle Access, Roads and Rights of Way

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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

## 6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ 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. 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

## 11. 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:

Natural slate cladded.

Description of proposed materials and finishes:

Natural slate cladded with glass panel over.

### Roof - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

N/A

### Windows - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

N/A

### Doors - description:

Description of existing materials and finishes:

Timber framed.

Description of proposed materials and finishes:

Timber framed and glazed access door.

### Boundary treatments - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

N/A

**11. (Materials continued)**

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**Vehicle access and hard standing - description:**

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

N/A

**Lighting - add description**

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

N/A

**Others - description:**

Type of other material:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

N/A

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:

Location Plan Ref LCHS/F/2012/11

Existing Elevations Ref LCHS/F/2012/08

Existing Plans Ref LCHS/F/2013/12

Proposed Plans Ref LCHS/F/2013/13

Proposed Elevations Ref LCHS/F/2012/09

Design and Access Statement Ref LCHS/F/2013/DA

Heritage Statement Ref LCHS/F/2013/HS

**12. Certificates (Certificate A)****Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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: Ms First name: Vicky Surname: Carter

Person role: Applicant

Declaration date: 12/04/2013

☒ Declaration made**12. 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: Ms First Name: Vicky Surname: Carter

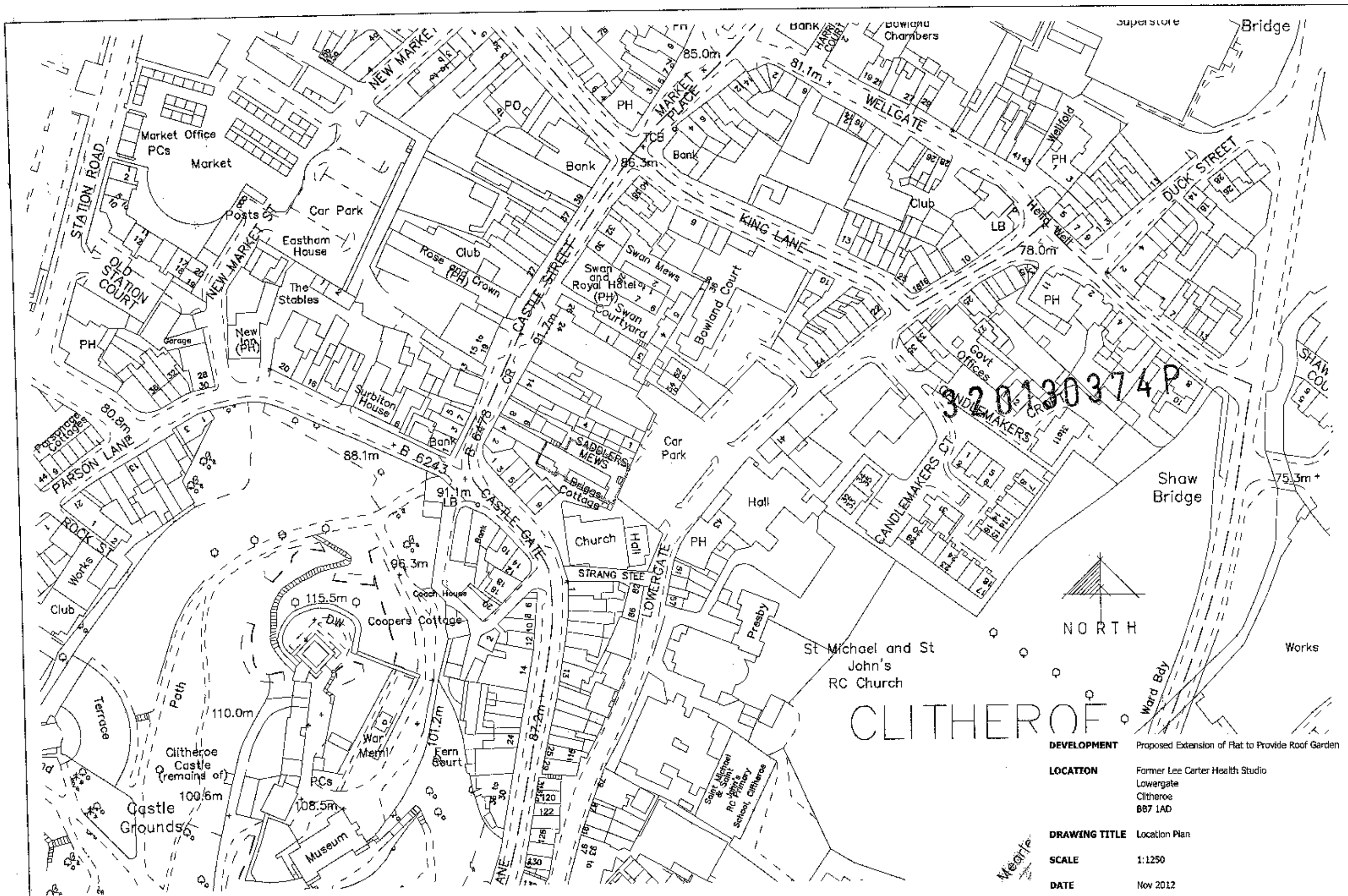
Person role: Applicant

Declaration date: 12/04/2013

☒ Declaration Made**13. 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 12/04/2013



Location Plan

Scale 1:1250

|               |                                                                      |
|---------------|----------------------------------------------------------------------|
| DEVELOPMENT   | Proposed Extension of Flat to Provide Roof Garden                    |
| LOCATION      | Former Lee Carter Health Studio<br>Lowergate<br>Clitheroe<br>B87 1AD |
| DRAWING TITLE | Location Plan                                                        |
| SCALE         | 1:1250                                                               |
| DATE          | Nov 2012                                                             |
| DRG NO        | LCMS/F/2012/11                                                       |

3 2 0 1 3 0 3 7 4 P

**Heritage Statement**

**For**

**The Extension of Flat to form Roof Garden**

**At**

**Lee Carter House**

**Castlegate**

**Clitheroe**

**BB7 1AZ**

**March 20013**

**REF - LCHS/F/2013/HS**

## OVERVIEW

Lee Carter House is situated within the conservation area of Clitheroe Town Centre between Castle Street and Lowergate. It is a complex of old and new contemporary structures.

The two principle stone constructed connected structures running at right angles to Castle Street and fronting the relatively recently formed courtyard know as Saddlers Mews are thought to date back to the late 18<sup>th</sup> / early 19<sup>th</sup> century. The structure adjoining the buildings fronting Castle Street is understood to have been used as a school, with the remainder of the structure adjacent to the Lowergate Carpark forming 3no cottages.

It is not known when, but both the use of the school and cottages became surplus to need and were abandoned. Over a period of many years the abandoned structures, through lack of use and therefore maintenance, fell into a state of disrepair, until by 1980 they were in a total dilapidated, derelict and dangerous state with much of both the roof and floor structures rotted away and stonework in urgent need of attention to maintain the structural integrity. Also the area now forming the courtyard (Saddlers Mews) had for many years been used as a dumping ground and the natural ground levels had been raised significantly to that above the floor levels of the former cottages.

On repair and refurbishment of the original buildings they were put into use as commercial (health club) and domestic use. While the existing domestic use remains, the gym use has relocated and those premises now accommodate retail and office use.

To the south west of the principle stone structures are contemporary (circa 1995 and 2005) additions constructed in rendered blockwork, natural stone and natural slate. These additions were initially used for a hair salon, dance studio and gymnasium. On relocation of the health club these premises now accommodate domestic and office use.

## PLANNING HISTORY

In 1982 the structures were purchased by the applicant and following granting of planning approval (Ref unknown) significant refurbishment and repair works were carried out forming a dwelling (Briggs Cottage) and a gymnasium complex (Lee Carter). The works also opened up a pedestrian route via the ginnel off Castle Street through to the Lowergate Carpark.

In 1994 planning approval (Ref unknown) was granted and the buildings extended by the addition on the south west elevation of a contemporary stone, rendered and slate clad extension forming a hair dressing salon and dance studio (ancillary to the Gymnasium).

Circa 1999 the adjacent cottages (Saddlers Mews) were constructed by the applicant on the site of the former Cooks Saddlers and the courtyard fully opened up and landscaped as it is today.

Planning permission (Ref 3/2004/1171) was granted in 2005 for the addition of a further contemporary extension providing additional gym facilities at first floor level on the south west elevation.

Following the intention to expand the Gymnasium business and relocate into larger more suitable premises, planning permission (Ref 3/2008/0858) was granted in 2009 for the change of use of the gymnasium and retail to form office, domestic and additional retail use.

Planning permission (Ref 3/2012/1093) was granted in 2013 for the change of use of 2no commercial units to domestic use which are in the process of being integrated within the dwelling formed under the 2009 planning approval.

## PROPOSAL

320130374P

The current application is for an alteration to an adjoining roof (within the applicants ownership) over the contemporary section to form a roof garden for the flat currently under conversion to a residence for the applicant / building owner.

## PRINCIPLE OF PROPOSAL

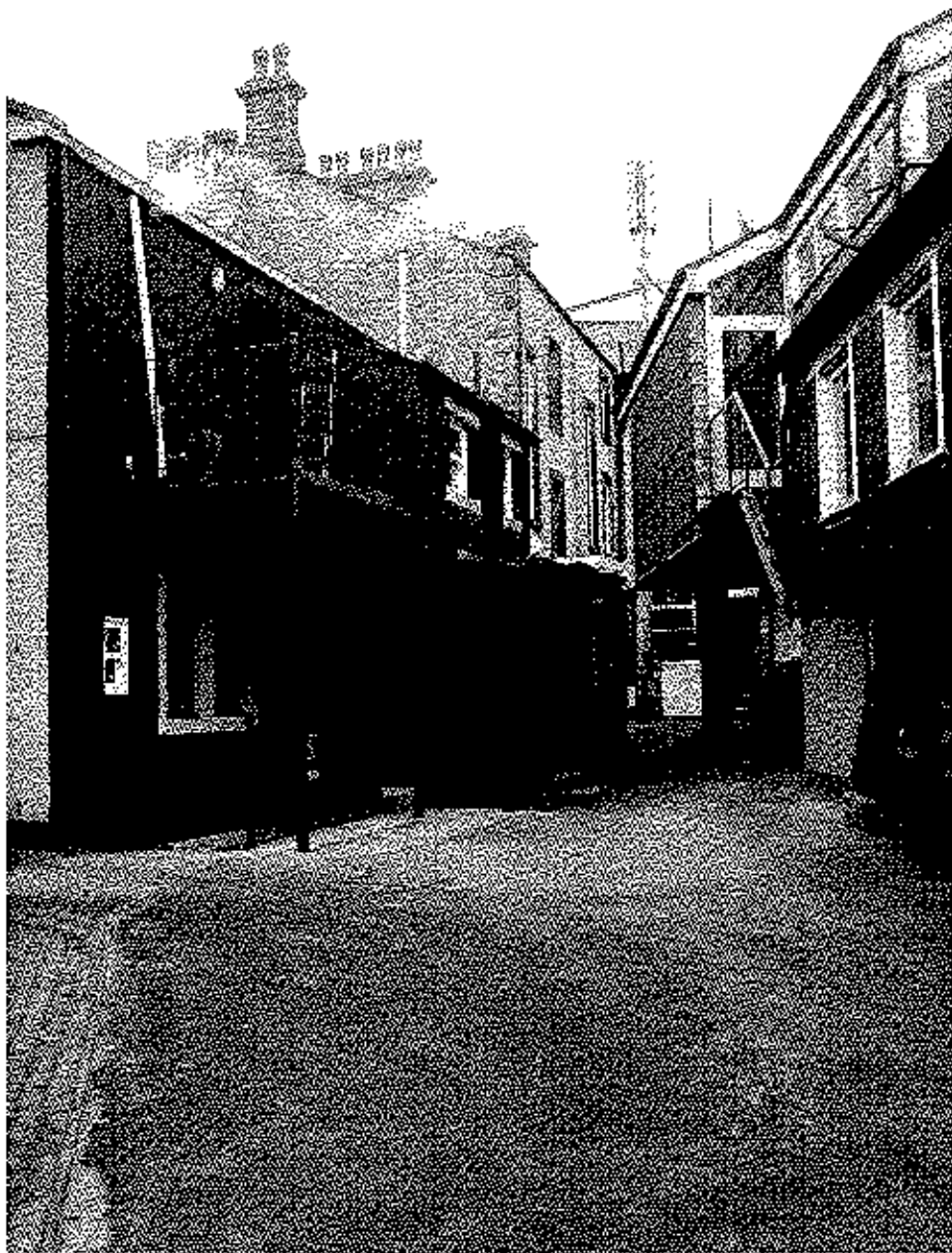
The principle of providing the roof garden is twofold, primarily it is to provide a refuge space for emergency escape from the bedroom of the flat other than by the single internal access staircase and secondly it is to provide essential open curtilage space, this in line with a number of other town centre properties where space is at a premium. A number of examples can be seen in the immediate area of Castlegate and are identified in the following photographs 1 to 3



Photograph 1

External space to cottages in Saddlers Mews provided by high level balconies.

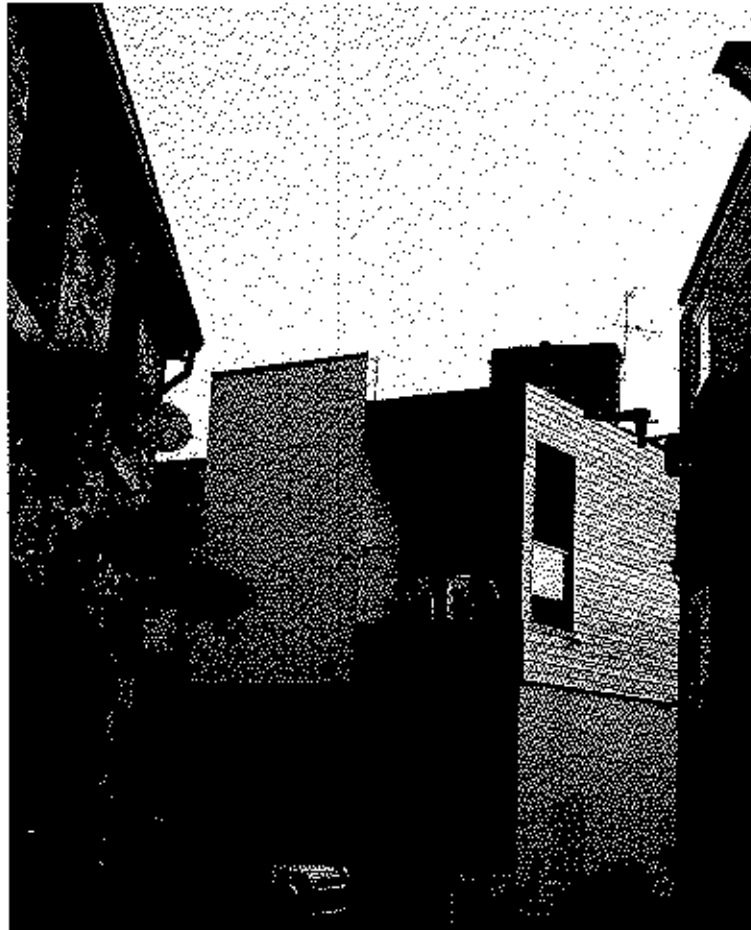
320130374P



Photograph 2

External space to property in Castlegate, adjoining the application site provided by high level balcony.

320130374P



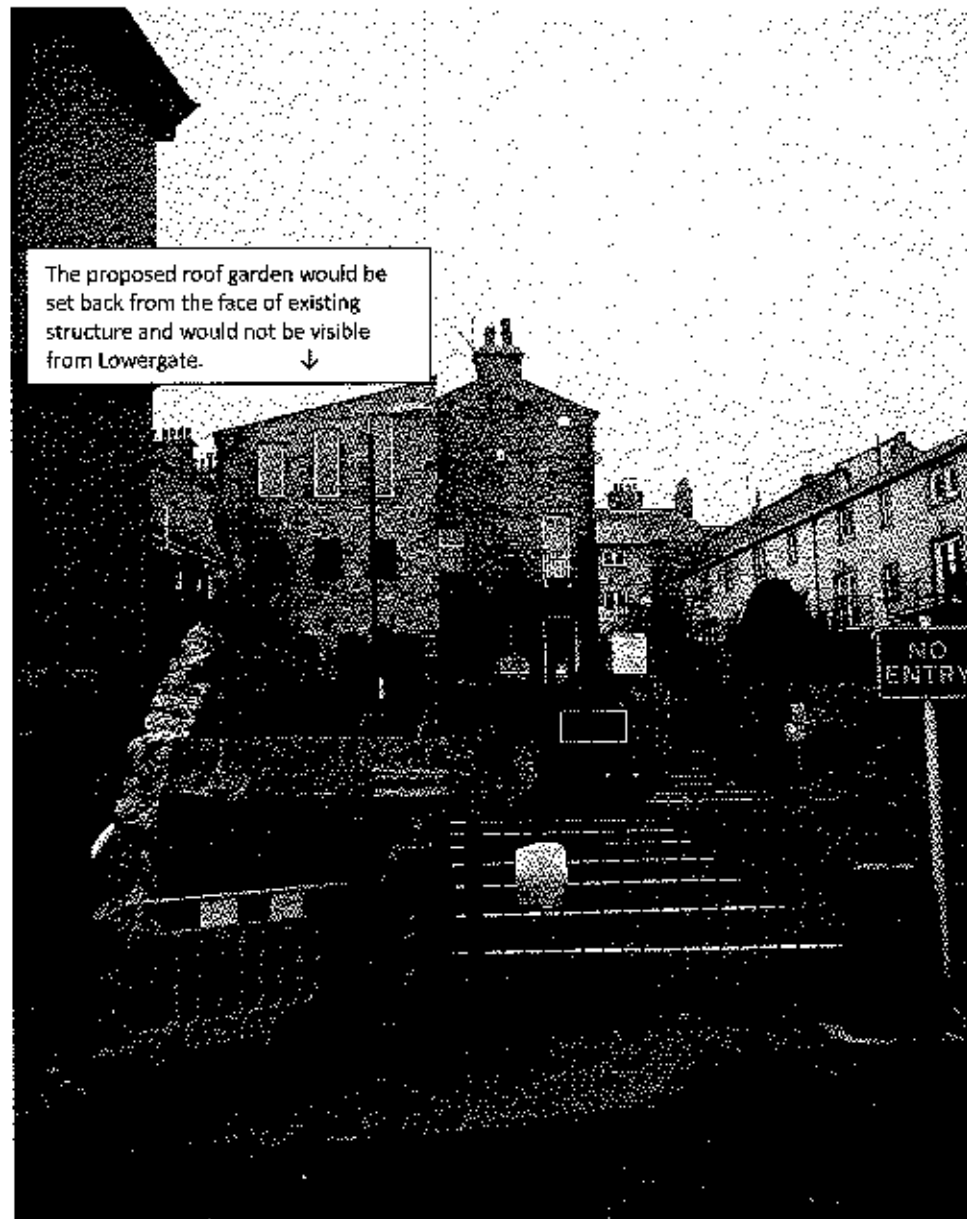
Photograph 3

External space to nearby property off Castlegate provided by first floor balcony.

**IMPACT**

The proposal is located over a low roof pitch and is simply a vertical extension of the existing slate cladded wall terminated with a frameless glass section to reduce the mass of the elevation.

The overall height is below the adjacent eaves level of the contemporary extension and is below the eaves line of the original building. Although the alteration is shown on the proposed south east elevation drawing, it is simply a rearrangement of the slate cladding and glazing lines, further more it cannot physically be viewed from Lowergate (Ref photograph 4) as it is set well back from the face of the principle wall.



Photograph 4  
Indicates the visually prominent south east elevation towards Lowergate

320130374P



Photograph 5

Indicates part of the south west existing elevation facing Castlegate. The wall above the two windows would be extended in height with matching slate cladding with a narrow (600mm high) frameless glass panel over which would reflect the design of the adjacent element of the 1995 contemporary building. As with the south east elevation the visual aspect would be one of slate and glass, a rearrangement of the cladding and pitched slate roof lines that can currently be viewed.

320130374P



Photograph 6

Indicates a flat roof deck over a nearby property off Castlegate. The internal upstand of the walls and the deck to the proposed roof garden would be finished in a dark grey (lead coloured) fiberglass resin system similar to that in the photograph, blending in with the adjacent slate roofs. The external walls of the proposed garden room would be natural slate and frameless glass, which would, from a visual aspect be less prominent than the painted rendered in the above.

320130374P

## SUMMARY

The area of the proposed works is above a shallow pitched blue slate roof containing a number of Velux roof windows over the contemporary extension.

The proposal relates solely to that section of the property, the contemporary extension, which was constructed following the 2005 approval for the extension to the gym. None of the historic fabric or plan form of the original buildings are effected.

The immediate adjacent building is also of contemporary design being constructed in 1995 and the proposal reflects an alteration to that contemporary addition.

The facade of the building, where visible, is one of blue slate cladding and glass (windows and roof lights – Ref Photograph 5) the proposal to construct the walls to the garden terrace by extending the blue slate wall cladding and topping off with a frameless glass balustrade will retain this visual aspect of slate and glazing.

Although the site location is adjacent to the listed church building it is located to the side elevation of the church within a private yard area and as the proposal is formed by simply extending the existing materials of the existing façade will impact less than the open balcony provided to the rear of the adjacent property Ref Photographs 2 and 5.

The proposal, to provide essential external space and an emergency refuge area to the flat cannot be achieved in any other way. The construction is sympathetic in the use of design materials and is consistent with the many varied styles (pitched and flat), varying adjoining roof levels and mix of materials (slate, glass, lead and fiberglass) of the existing roofs which can be viewed in the immediate area and throughout the town center.

The formation of this roof garden, with the exception that with regard to its construction it will be less visually intrusive than, is in line with the principle set for providing external private curtilage space by construction of external balconies within the immediate area and as such will not be detrimental within the conservation area.

320130374P

**Design & Access Statement**

**For**

**The Extension of Flat to form Roof Garden**

**At**

**Lee Carter House**

**Castlegate**

**Clitheroe**

**BB7 1AZ**

320130374P

## **EXISTING BUILDING**

## **LOCATION**

The site is located in the centre of Clitheroe – Grid Ref 374344 441762

## **BUILDING FORM**

The existing accommodation is contained within pitched roof buildings of single, two and three storey's. The main ridge line of the original buildings is stepped, the lower section (over which the proposal relates) continues down to the eaves level of the contemporary extension.

## **BUILDING USE**

The building currently has mixed use consisting of: domestic, retail and commercial.

## **CONSTRUCTION**

External walls to the original buildings (adjoining the proposal) are constructed in random limestone with sandstone surrounds to window and door openings. T

External walls to the contemporary buildings are of natural stone, painted rendered and natural slate hanging.

Roofs are slated in welsh blue grey natural slate.

Windows and external doors are constructed in timber.

Gutters and rain water pipes are of uPVC.

## **PROPOSAL**

The application is for planning permission to form a roof garden over an adjoining roof (within the applicants ownership) over the contemporary section of Lee Carter House.

The roof garden would provide essential external curtilage space and also importantly provide a refuge space for emergency escape from the bedroom of the flat other than by the single internal access staircase.

## **DESIGN PRINCIPLE**

As the proposal is governed by the fixed parameters of existing floor / roof levels and existing supporting structure, both in elements and loading capacity the principle design issue to be addressed is one of materials used, both for weather tightness and from a visual aspect. It is proposed therefore to use materials which can be accommodated by the existing structure and which are consistent with the existing.

The two external walls to the garden roof will be constructed in studwork clad in matching slate on the external face and a boarded and lead coloured fibreglass resin on the roof garden side. To minimise the visual impact of the extended walls the top 600mm will be formed with a clear frameless glass panel.

The internal deck to the garden roof will be timber boarding and lined with lead coloured fibreglass / resin as the walls, this will also be consistent with an existing roof deck to another property within the immediate Castlegate Area (Ref heritage Statement).

## **MATERIALS**

All materials used in the fitting out will be good quality, comply with British Standards and have fire resistance / surface spread of flame ratings compliant with current building regulations.

## **DRAINAGE**

Foul Drainage:- This will be as existing - no alterations or additions are required.

Surface Water Drainage:- Surface water drainage will be via an existing rain water point. SA new rain water discharge point will be provided at the south west / south east corner.

## **SERVICES**

The existing building is provided with mains electric, gas and water services which will be adapted / extended internally to serve the proposed layout.

## **REFUSE**

There is provision for waste storage and collection within the existing external service area to the rear (north west) of the building.

## **LANDSCAPING**

There is no requirement for additional landscaping.

## **ACCESS**

Access to the domestic premises will be off Castlegate via the existing Hall to the first floor commercial unit. By nature of the levels involved and restriction of working within the constraints of an existing structure it is not physically possible to provide a disabled access.

**Approvals & Supporting Documents**

|                           | Required | Not<br>required |
|---------------------------|----------|-----------------|
| Planning Approval         | *        |                 |
| Listed Building Consent   |          | *               |
| Conservation Area Consent |          | *               |
| Design & Access Statement | *        |                 |
| Heritage Statement        | *        |                 |
| Building Regulations      | *        |                 |
| Party Wall Act            |          | *               |
| Bat Survey                |          | *               |
| Flood risk Assessment     |          | *               |

**Planning Submission Fee:- £172**