



RIBBLE VALLEY BOROUGH COUNCIL

14 MAY 2013

For office use only

Application No: 320130478P

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:	TIMOTHY
Last name:	LYNAS		
Company (optional):	RIBBLE VALLEY BOROUGH COUNCIL		
Unit:	House number:	House suffix:	
House name:	COUNCIL OFFICES		
Address 1:	CHURCH WALK		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 2RA		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:	House number:	House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Description of Proposed Work

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

THE INSTALLATION OF SINGLE GLAZED HARDWOOD FRAMED WINDOWS AND DOORS TO THE FIRST FLOOR LEVEL OF THE BOWLING GREEN CAFE.

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):

10/04/13

(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: BOWLING GREEN CAFE

Address 1: CASTLE GROUNDS

Address 2:

Address 3:

Town: CLITHEROE

County: LANCASHIRE

Postcode (optional): BB7 1BA

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

Easting: Northing:

Description:

TO TWO STOREY DETACHED VICTORIAN PAVILION
COMPRISING OF KITCHEN, CAFE AND TOILET
FACILITIES. CONSTRUCTION IS SOLID MASONRY WITH
STONE WALLS AND A PITCHED SLATE ROOF COVERING.

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: ADRIAN DOWD

Reference: N/A

Date (DD/MM/YYYY): 29/04/13
(must be pre-application submission)

Details of pre-application advice received?

INFORMAL VERBAL 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:

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:

THE APPLICANT IS A MEMBER OF STAFF.

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			☐	☐
Roof covering			☐	☐
Chimney			☐	☐
Windows	PVCU DOUBLE GLAZED WINDOWS	FIVE HARDWOOD TIMBER FRAMED SINGLE GLAZED CASEMENT WINDOWS WITH TOUGHENED GLASS.	☐	☐
External doors	PVCU DOUBLE GLAZED DOUBLE DOORS	TWO HARDWOOD FRAMED SINGLE GLAZED DOORS WITH FIXED PANELS TO BOTH SIDES.	☐	☐
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:

DRAWING REFERENCES AS FOLLOW:

EXISTING ELEVATIONS BEC/ET/001
 PROPOSED ELEVATIONS BEC/ET/002
 SITUATION PRIOR TO WORKS BEC/ET/003
 SITE PLAN BEC/ET/004
 PHOTOGRAPHIC SCHEDULE BEC/ET/005

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?

☒ 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):

DRAWING REFERENCES AS FOLLOWS:

EXISTING ELEVATIONS BEC/ET/001

PROPOSED ELEVATIONS BEC/ET/002

SITUATION PRIOR TO WORKS BEC/ET/003

SITE PLAN BEC/ET/004

PHOTOGRAPHIC SCHEDULE BEC/ET/005

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):

07/05/13

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

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

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:

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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:

[Redacted]

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):

[Redacted]

[Redacted]

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

[Redacted]

[Redacted]

[Redacted]

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 of other plans and drawings or information necessary to describe the subject of the application:



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 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):

[Redacted]

[Redacted]

07/05/13

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

[Redacted]

[Redacted]

[Redacted]

Country code:

Mobile number (optional):

[Redacted]

[Redacted]

Country code:

Fax number (optional):

[Redacted]

[Redacted]

Email address (optional):

[Redacted]

18. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

[Redacted]

[Redacted]

[Redacted]

Country code:

Mobile number (optional):

[Redacted]

[Redacted]

Country code:

Fax number (optional):

[Redacted]

[Redacted]

Email address (optional):

[Redacted]

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:

[Redacted]

[Redacted]

Email address:

[Redacted]

Bowling Green Café – Heritage Statement

Site Location

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The pavilion building is positioned in the South East of Clitheroe Castle Park between the lower hard court sports area and the higher bowling green. In the *Clitheroe Castle Historical Survey for Restoration* report dated January 1998, section G part 7.22 states 'The pavilion which lies, somewhat cramped, between the green and the upper ball court fencing, is used as a small catering outlet and store'.

History and Context

The Bowling Green Café was constructed circa 1920 and is therefore has both architectural and historic significance. Clitheroe Castle Grounds are listed grade II on English Heritage's Register of Parks and Gardens of Special Historic Interest.

Clitheroe Castle Keep is a grade 1 listed (19th May 1950) and the Castle Museum buildings are Grade II listed (30th September 1976). The Castle Park description identifies that 'the castle site and grounds were purchased by public subscription by the Borough Council from Lord Montagu of Beaulieu in November 1920, to form a memorial to the 260 soldiers from the town who lost their lives in the war... Ribble Valley Borough Council owns and manages the castle and grounds as a museum and public park'. The above would suggest that the Bowling Green Café are to be considered as part of the Clitheroe Castle Keep listing (as curtilage structures) by virtue of Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In June 2013 the parks were awarded Diamond Jubilee status to mark Her Majesty Queen Elizabeth II's diamond jubilee in 2012.

Significance

In the *Clitheroe Castle Historical Survey for Restoration* report dated January 1998, the consultants stated in section G part 7.23 'Although used sporadically, these facilities continue to be important, being easily accessible and indeed have become part of the identity of the park.' It is our considered view that the proposed works will neither detract from the Castle or the surrounding park.

The *Clitheroe Conservation Appraisal* makes reference to the Castle Grounds which is included on the English Heritage Register of Parks and Gardens. In particular it states that 'the area is now a well used open space with the Castle and yard dedicated to museums and the public display of the monument and the surrounding open land landscaped as a public park with recreation grounds, tennis courts, bowling greens and open-air auditorium'.

Impact On Bats and Associated Wildlife

As the proposed works do not involve any alterations to the roof, fascias or soffits, it is my understand that the works will not be detrimental to the roosting of bats or nesting of other wildlife.

Restoration

In the *Clitheroe Castle Historical Survey for Restoration* report dated January 1998, the consultants stated in section G part 7.24 'There is a case here for considering a sympathetic adaptation / extension of this building, in its original style to create a more workable unit.' Also in section G part 7.19 states 'the recent abandonment of the green as a bowling facility provides the opportunity for a rethink'. On the basis of the above it is proposed to replace the windows and doors by way of appropriate improvements in order to create a more workable unit.

Bowling Green Café – Photographic Schedule

Part A – Prior To Works

Front Elevation



Rear Elevation



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Bowling Green Café – Photographic Schedule – Existing

Part B – Existing

Front Elevation

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Rear Elevation



BGC/ET/005