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

For office use only

Application No

Date received

Fee paid £

Receipt No:

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning 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: **MR** First name: **ANDREW**
 Last name: **HURST**
 Company (optional):
 Unit: House number: **6** House suffix:
 House name: **THE OLD TANNERY**
 Address 1: **SHAWBRIDGE STREET**
 Address 2:
 Address 3:
 Town: **CLITHEROE**
 County: **LANCASHIRE**
 Country:
 Postcode: **BB7 1LY**

2. Agent Name and Address

Title: **MR** First name: **STEPHEN**
 Last name: **BIALICKI**
 Company (optional):
 Unit: House number: House suffix:
 House name: **ROSEDALE**
 Address 1: **BACK LANE**
 Address 2: **CRINDLETON.**
 Address 3:
 Town: **CLITHEROE**
 County: **LANCASHIRE**
 Country:
 Postcode: **BB7 4RZ**

3. Description of Proposed Works

Please describe the proposed works:

**PROPOSED DEMOLITION AND REBUILDING OF
 SINGLE STOREY REAR LEAN-TO EXTENSION
 (RESUBMISSION. APP NO 3/2013/0765)**

3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed? ☐ Yes ☐ No

If Yes, please state 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:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

5. 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, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

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 possible: ☐

Officer name:

Reference:

Date (DD MM YYYY):

(must be pre-application submission)

Details of the pre-application advice received:

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☐ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

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

If Yes, please describe:

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

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

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	CONCRETE BLOCKS	STONE TO MATCH THE EXISTING.	<input type="checkbox"/>	<input type="checkbox"/>
Roof	TIMBER AND GLASS	BLUE NATURAL SLATE AND CONSERVATION LIGHT.	<input type="checkbox"/>	<input type="checkbox"/>
Windows	HARDWOOD	HARDWOOD	<input type="checkbox"/>	<input type="checkbox"/>
Doors	HARDWOOD	HARDWOOD	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)	DELAIDATED TIMBER FENCE	NEW TIMBER FENCE	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing	ROUGH STONE	YORKSHIRE PAVING	<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

DESIGN AND ACCESS STATEMENT WITH
ADDENDUM. HERITAGE STATEMENT.

11. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
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

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
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):

11. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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:

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Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

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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):

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12. 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

Signed - Applicant:

--

Or signed - Agent:



Date (DD/MM/YYYY):

28/10/13

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

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13. 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 a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:



The correct fee: RESUB. 2010



The original and 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:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):



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 Article 12 Certificate (Agricultural Holdings):



14. 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):

[Signature]

28/10/13

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

01200

441782

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

17. 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:

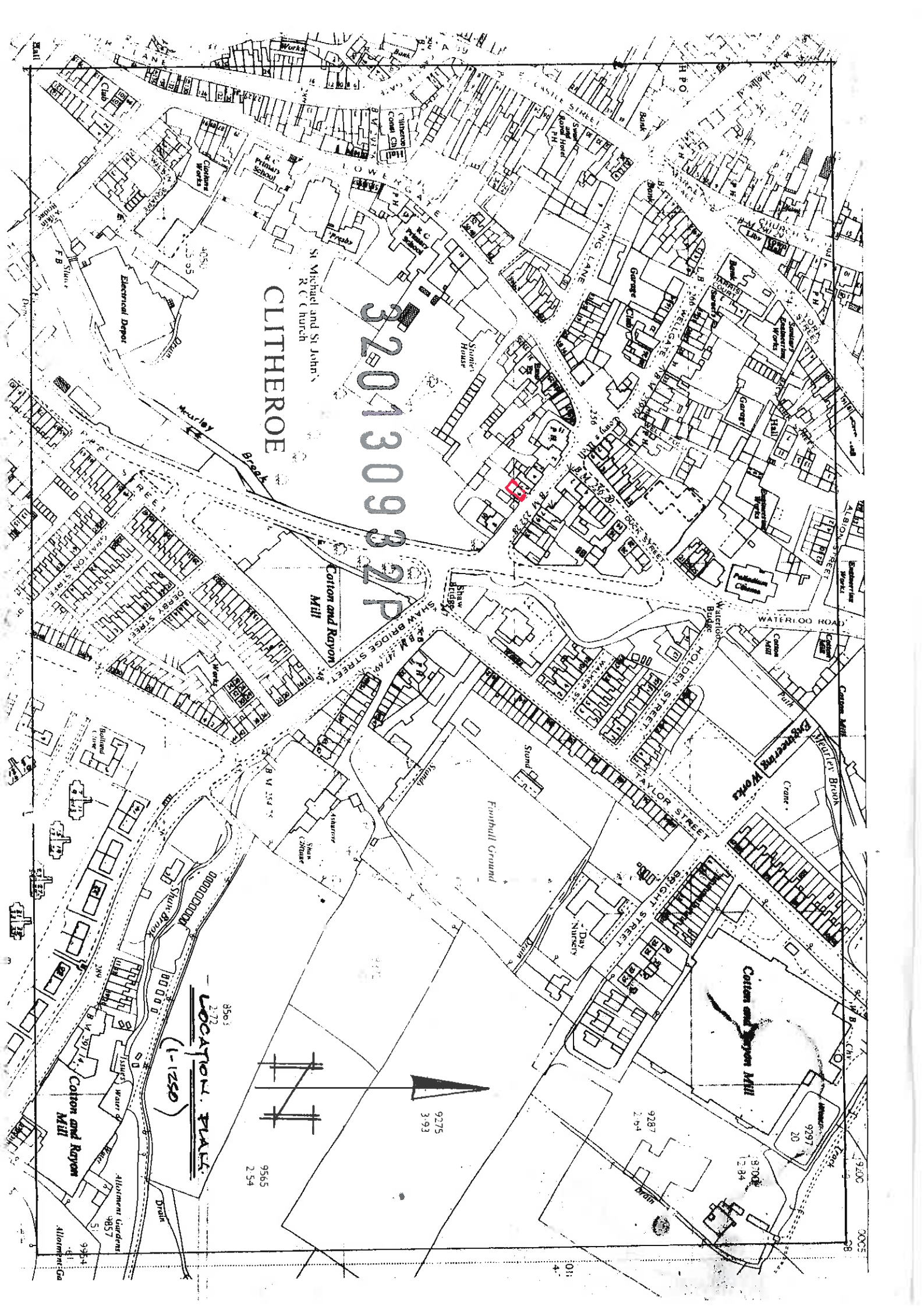
Contact name:

STEPHEN BIALECKI

Telephone number:

01200 441782

Email address:



CLITHEROE

St Michael and St John's
R.C. Church

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Cotton and Rayon
Mill

Football Ground

Cotton and Rayon Mill

LOCATION PLATE
(1-1250)

9565
2.54

9275
3.93

9287
2.54

9397
20

8.04
12.34

9200

9005

Cotton and Rayon
Mill

Allotment Gardens
9857

Allotment Ga
9354

320130932P

PROPOSED
REPLACEMENT SINGLE STOREY EXTENSION
AT
THE OLD TANNERY
6 SHAWBRIDGE STREET
CLITHEROE

DESIGN AND ACCESS STATEMENT
WITH ADDENDUM
HERITAGE STATEMENT

8/13
22/10/13

DESCRIPTION

EXTERNAL

FRONT ELEVATION

This elevation does not form part of this application

GABLE ELEVATION (SOUTH EAST)

This elevation retains remnants of previously demolished attached building , now forming strength buttresses to the main gable wall. The rear buttress retains its demolished edge state with no refine finishing works.

Most of the gable is covered with a heavy green foliage.

REAR ELEVATION (SOUTH WEST)

Rear elevation masonry window openings are original with hardwood glazed inserts.

The wagon door has a stout stone lintel which is fractured with a steel brace support. The opening is infilled with rendered concrete block work and a large hardwood window.

OUT BUILDINGS

To the rear of the land is a small building on a raised stone area with access to the building from adjacent stone steps.

The building superstructure is made out of corrugated sheets and timber panels in an ad-hoc manner. The building is used for simple domestic storage and does not form part of this application.

There is a glazed lean to building between the stone steps and rear elevation of the house constructed out of a hardwood glazed frame, against an existing stone rendered wall to the neighbouring north west side. The building has significantly deteriorated over the years.

8/13
22/10/13

LAND TO THE REAR AND SIDE

The rear boundary is protected by the outbuilding as previously described and a short length of stone wall with the remainder out of a timber panel.

This boundary line separates land and a converted joiners shop which originally formed part of this estate.

From the adjacent land and converted building a stone flag and cobbled track runs towards the wagon door of the dwelling. This track is original and weather beaten over the years.

There is stone pier with steel gates which provides access from the highway on to the land.

There is a short length of stone wall from the pier and dilapidated timber panel fence forming the separating boundary to the neighbouring access track

It would appear there have been no improvements to the land in general to side and rear since demolition of the building and would generally be deemed derelict.

PROPOSALS

The fractured stout stone lintel above the wagon door shall remain, A new replacement strap supporting the vertical fracture shall be supplied and fixed by a specialist contractor.

The masonry infill and window frame to the wagon door opening shall be removed,

A new masonry opening to the wagon door opening shall be formed out of walled limestone and sandstone heads and cills with hardwood glazed window frame to match the existing openings.

8/13
22/10/13

It is proposed to convert the glasshouse into a kitchen

Conversion works include the following :-

- 1 Remove existing roof structure and timber frame walls.
- 2 Construct an inner concrete block lining wall against the existing
- 3 Construct a new stone clad wall to the side (south east) elevation with dressed sandstone cills to receive superstructure a new hardwood superstructure frame.
- 4 New sloping roof with blue slate cover and conservation type velux light.

The existing flagged and cobbled area shall remain and up graded to its former standard . The flagged area shall be extended to the drive area. . A small shrubbery garden shall be formed.

The rear gable buttress shall be vertically trimmed in diminishing widths with sandstone corbels between stage cuts.

8/13 22/10/13

INTERNAL PROPOSALS

It is proposed to create increased floor space to the rear living room to serve as a dining room for the previously described kitchen conversion

There are no planned internal works

8/13
22/10/13

HERITAGE ADDENDUM

The building is a Grade 11 listed building.

The building was first listed on 30th September 1976 and now listed under the Planning (listed buildings and conservation areas) Act 1990 as amended for its special architectural or historic interest.

List entry No 1072362

LIST ENTRY DESCRIPTION

Shawbridge Street.

Early C19 warehouse of 4 storeys in coursed stone 2 windows in stone surrounds on all floors, except on the 2nd to the left, which is a hoist door. Ground floor has a carriage entry and door in carved surround and 1 window, left portion of this warehouse rendered to the road with later shop front and tiled roof. Gable end has 1 window in stone surround with glazing bars.

No 2 to 10 (even) form a group.

PLANNING HISTORY

All principle planning applications were registered in 1981 securing consent.

APP NO 3/81/0218/P

Demolition of building to form joint vehicular and pedestrian access to land behind No 6 and adjacent 4 storey building to be demolished is in extensive disrepair.

APP NO 3/81/0073/P

APP NO 3/81/0403/P

This application relates to the redundant joiners shop to the rear of No 6 converted into a dwelling

APP3/81/0481/P

Alterations to provide living accommodation fill to the back to front passage way to strengthen the building

9/13
22/10/13

APP NO 3/81/0482/P

Proposed change of use of second and third floors from warehouse use to residential accommodation.

APP NO 3/85/0129/P

Proposed change of use as part "Bed and Breakfast" accommodation.

The building was originally a 4 storey warehouse with coach access through the front elevation picture window and rear elevation window on to land with a stone flag track leading to a joiners shop building to the rear.

All principle use changes , alterations etc., have been carried out progressively following several Planning Applications within the 1981-2 period.

From the information provided within the Planning History it would appear The Old Tannery and rear joiners shop were in the same ownership.

Following the Planning History the progressive development would appear as follows.

- a) The demolition of a dilapidated building attached to the gable of "The Old Tannery", allowing vehicular and pedestrian access to land to the rear and the joiners' shop.
- b) The change of use of the joiners shop into a dwelling
- c) Relating to The Old Tannery for change of use of the back to front coach passage way extending the living accommodation and strengthening the building.
- d) Ones again extending the living accommodation by changing the use of second and third floors to residential accommodation.

The ground floor has original ingle nook fireplaces' to both principle rooms which will not be disturbed.

8/13
22/10/13

Likewise there are 3 exposed original timber beams at ground floor 1 No first floor binder and 2 No door lintels that shall not be disturbed.

SUMMARY

EXTERNAL

The whole site to the rear is presently dilapidated and derelict the proposed works will maintain , improve and assist to enhance the Grade 11 listing.

INTERNAL

No principle original structural features shall be disturbed , thus keeping intact the integrity of the Grade 11 listing.

22/10/13