



RIBBLE VALLEY
BOROUGH COUNCIL

320130933P

For office use only

Application No.

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: **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: **LANCS**
Country:
Postcode: **BB7 1LY**

2. Agent Name and Address

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

3. Description of Proposed Work

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

PROPOSED DEMOLITION AND REBUILDING OF
SINGLE STOREY REAR LEAN-TO EXTENSION
(RESUBMISSION APP NO 3/2013/0766)

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:

6

House suffix:

House name:

THE OLD TANNERY

Address 1:

SHAWBRIDGE STREET

Address 2:

Address 3:

Town:

CLITHEROE

County:

Postcode (optional):

BB4 1LY

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
REBUILDING REAR SINGLE STOREY EXTENSION	0766

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. 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:

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	CONCRETE BLOCKS	STONE TO MATCH EXISTING	<input type="checkbox"/>	<input type="checkbox"/>
Roof covering	TIMBER AND GLASS	BLUE SLATE AND CONSERVATED LIGHT	<input type="checkbox"/>	<input type="checkbox"/>
Chimney			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows	HARDWOOD	HARDWOOD	<input type="checkbox"/>	<input type="checkbox"/>
External doors	HARDWOOD	HARDWOOD	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal walls			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rainwater goods			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" 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 (add description)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted drawings or plans?

☒ Yes

☐ No

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

DESIGN AND ACCESS STATEMENT
WITH HERITAGE STATEMENT

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:

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

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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 ☐

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):

PLANS NO 507 / 508/b

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:

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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:

8/12/22

28/10/13

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:

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.

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):

(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 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:

Email address:



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

DESIGN AND ACCESS STATEMENT
WITH ADDENDUM
HERITAGE STATEMENT

6/13
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.

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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.

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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.

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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

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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

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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.

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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.

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