



RIBBLE VALLEY BOROUGH COUNCIL

3 2014 0237 P

For office use only

Application No.

Date received 12/3/14

Fee paid £ 97 Receipt No: 20214

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

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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

Form section 1: Applicant Name, Address and Contact Details. Includes fields for Title (Mr), First name (John & Graham), Surname (Holt), Company name, Street address (C/O Woodhall Planning and Conservation, 56 Woodhall Lane, Calverley), Town/City (Leeds), County, Country, Postcode (LS28 5NY), Telephone number, Mobile number, Fax number, Email address, and a checkbox for 'Are you an agent acting on behalf of the applicant?' (Yes).

2. Agent Name, Address and Contact Details

Form section 2: Agent Name, Address and Contact Details. Includes fields for Title (Mr), First Name (Marc), Surname (Pearson), Company name (Woodhall Planning & Conservation), Street address (56 Woodhall Lane, Calverley), Town/City (Leeds), County (West Yorkshire), Country (United Kingdom), Postcode (LS28 5NY), Telephone number (0113 255 4660), Mobile number, Fax number, and Email address.

3. 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"/>		
Street address:	<input type="text"/>		
	<input type="text"/>		
Town/City:	<input type="text"/>		
County:	<input type="text"/>		
Postcode:	<input type="text"/>		

Description:

Existing barn and outbuildings

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

Easting:	<input type="text"/>
Northing:	<input type="text"/>

4. 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:	<input type="text"/>	First name:	<input type="text"/>	Surname:	<input type="text"/>
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Reference:

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

Details of the pre-application advice received:

Mr Dowd expressed concern about the overtly domestic appearance of the replacement Yorkshire sliding sashes. He mentioned that although the existing sashes were considered a quirky feature, if they were not able to be repaired you would prefer to see a more "agricultural" style window rather than a replica of the sash. Mr Dowd referred us to English Heritage to discuss the revised layout associated with condition 3. Graeme Ives of English Heritage responded in an e-mail dated 16.10.13 stating that "...we have no further comments to raise and are content for the scheme to progress on this basis."

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Conversion of existing barn and outbuildings into two dwellings incorporating package treatment plant

Application reference number: Date of decision:

Please state the condition number(s) to which this application relates:

Condition number(s):

3, 6, 7, 8, 10, 11, 12, 13

Has the development already started? Yes No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

Condition 3 - Revised drawings attached
Condition 6 - Re-pointing proposals submitted
Condition 7 - Window details submitted
Condition 8 - Paint specification submitted
Condition 10 - Wall Opening Blockage Details attached
Condition 11 - Wall vent details attached
Condition 12 - Structural Engineers drawings attached
Condition 13 - Samples available on site
Refer to Discharge of Conditions Schedule

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition? Yes No

8. 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

9. 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

11/03/2014

3 2014 0237 P

Application for the discharge of conditions for:
 Planning Consent Application No. 3/2013/0154

Bailey Hall Barn, Hurst Green, Lancashire - For Messrs J & G Holt

No	Condition	Description	Supplementary Information
Planning Permission 03/2013/0154			
10	Precise specifications of wall opening blockage shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.	Drawing attached	The following drawings are submitted as part of this application: 2647-01-309_Wall opening plan details - Sheet 1 2647-01-310_Wall opening plan details - Sheet 2
11	Notwithstanding the proposed use of roof vents and metal grills precise specifications of these elements and their location shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.	Details of cast iron grilles attached	The following document is submitted as part of this application: Slotted cast iron vent specification
12	Precise specifications of proposed structural underpinning and cruck frame stabilisation works and proposed cruck frame repair and like-for-like element replacement works shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.	Proposed structural underpinning has been agreed with the structural engineer and drawings submitted with this application. No repairs have been identified as necessary to the cruck frames.	The following Structural Engineers drawing is submitted as part of this application: 2871-01A_Conversion works, foundations / underpinning
13	Precise specifications and samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.	Walls: Existing stone with any reclaimed stone sourced to match existing Roofing: Existing stone slates to be re-used and where necessary reclaimed stone slates to be sourced to match existing. Surface materials: External surface materials to be existing cobbles salvaged from site with new cobbles to be sourced to match existing.	Samples available on site

Application for the discharge of conditions for:
 Planning Consent Application No. 3/2013/0154

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Bailey Hall Barn, Hurst Green, Lancashire - For Messrs J & G Holt

No	Condition	Description	Supplementary Information
Planning Permission 03/2013/0154			
3	Notwithstanding the proposed treatment of the ground floor interior at Bay 2 (Bedroom 4, Bathroom and corridor) precise specifications of a revised layout which is sympathetic to the significance of the crock barn shall be submitted to and approved by the Local Planning Authority before commencement of works to the interior.	Layout revised to show the floors pulled away from the cruck at first floor level with all cruck bases at ground floor level left exposed within circulation areas to allow the full appreciation of the existing structure. Mr Dowd referred us to English Heritage to discuss the revised layout associated with condition 3. Graeme Ives of English Heritage responded in an e-mail dated 16.10.13 stating that "...we have no further comments to raise and are content for the scheme to progress on this basis."	The following drawing is submitted as part of this application: 2647-01-001G_Ground and first floor plans 2647-01-003C_As Proposed Elevations 2647-01-006C_As Proposed Sections 2647-01-200B_As Proposed Repair and Alterations
6	Details of the extent of wall re-pointing and materials to be used shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.	Walls to be carefully raked out and re-pointed using lime mortar.	The following document is submitted as part of this application: 2647-01-311_As Proposed Re-pointing - Plans 2647-01-312_As Proposed Re-pointing - Elevations
7	Notwithstanding proposed fenestration precise specifications of fenestration which safeguards the character and significance of the listed building shall have been submitted to and approved by the Local Planning Authority before its use in the proposed works.	New painted timber framed double glazed tilt and turn windows to be fitted within existing openings, set a minimum of 150mm from outer face of wall. New metal fixed light to ventilation slots located approximately 50mm from the internal face of the existing wall. New timber entrance screen to be double glazed with fixed lights around the inward opening double glazed timber entrance door.	The following drawing is submitted as part of this application: 2647-01-003C_As Proposed elevations 2647-01-211A_As Proposed tilt and turn window drawing 2647-01-212_As Proposed fixed light ventilation slot drawing 2647-01-213_As Proposed timber entrance screen drawing
8	Precise specifications of proposed paint shall be submitted to and approved by the Local Planning Authority before its use in the proposed works. Windows and doors shall be painted within one month of their installation and retained as such in perpetuity.	Sikkens Rubbol Satura Plus	Specification sheet attached