

320140721P



**RIBBLE VALLEY  
BOROUGH COUNCIL**

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

30 JUL 2014

AT

For office use only

Application No.

Date received

Fee paid £

Receipt No:

## 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:	PETER
Last name:	BLACK		
Company (optional):			
Unit:	<input checked="" type="checkbox"/>	House number:	<input checked="" type="checkbox"/>
		House suffix:	<input checked="" type="checkbox"/>
House name:	HAMMURST COTTAGE		
Address 1:	PENDLETON		
Address 2:			
Address 3:			
Town:	NR CLITHEROE		
County:	LANCS		
Country:	UK		
Postcode:	BB7 4PT		

### 2. Agent Name and Address

Title:	MR	First name:	PEN
Last name:	VALOVIN		
Company (optional):			
Unit:	<input checked="" type="checkbox"/>	House number:	9
		House suffix:	<input checked="" type="checkbox"/>
House name:			
Address 1:	GREEN DRIVE		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCS		
Country:	UK		
Postcode:	BB7 2BB		

### 3. Description of Proposed Work

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

REPLACING GF PLASTER WITH WATERPROOF MEMBRANE  
& PLASTER SKIN.  
REPLACING EXTERNAL CEMENT STRAP POINTING WITH  
TRADITIONAL LIME MORTAR POINTING

### 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: ☒ House suffix: ☒

House name: MATHURST COTTAGE

Address 1: PENDLETON

Address 2:

Address 3:

Town: CUTHBERT

County: LANCS

Postcode (optional): BB7 1PT

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

### 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 DODD

Reference:

Date (DD/MM/YYYY): APPRX 8/1/14  
(must be pre-application submission)

Details of pre-application advice received?

GENERAL REQUIREMENTS FOR LISTED BUILDING CONSENT APPLICATION & GENERAL COMMENT ON RECEIVING & INTERNAL WORKS (BY PHONE)

### 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	STONE WITH CEMENT POINTING	STONE WITH LIME MORTAR POINTING	<input type="checkbox"/>	<input type="checkbox"/>
Roof covering	BLUE & STONE SLATE	AS EXISTING.	<input type="checkbox"/>	<input type="checkbox"/>
Chimney	STONE & BRICK	STONE & BRICK	<input type="checkbox"/>	<input type="checkbox"/>
Windows	TIMBER	TIMBER	<input type="checkbox"/>	<input type="checkbox"/>
External doors	TIMBER	TIMBER	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	LATH & PLASTER	LATH & PLASTER.	<input type="checkbox"/>	<input type="checkbox"/>
Internal walls	STONE WITH GYPSUM/ CEMENT PLASTER	STONE WITH LATH & PLASTER MEMBRANE & PLASTER.	<input type="checkbox"/>	<input type="checkbox"/>
Floors	SOLID GF - ASHRAFT TIMBER FF	AS EXISTING	<input type="checkbox"/>	<input type="checkbox"/>
Internal doors	TIMBER	TIMBER.	<input type="checkbox"/>	<input type="checkbox"/>
Rainwater goods	CAST IRON	AS EXISTING	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)	STONE WALLS + FENCE TO ROAD	AS EXISTING	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing	NONE	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Others (add description)	N/A	N/A	<input 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:

• PLAN OF GROUND FLOOR - 1:50. REAR  
• LOCATION PLAN - 1:1250 SCALE  
• PHOTOGRAPHS OF GF WALLS + ELEVATIONS.  
• DAMP & SALT ANALYSIS REPORT + GF

• SUPPORTING LETTER.

### 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):

GROUND FLOOR PLAN - 1:50  
LOCATION PLAN - 1:1250.  
PHOTOS OF ELEVATIONS  
AND GROUND FLOOR WALLS.

### 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:

##### 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:

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#### 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):

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28/7/14
---------

(date cannot be pre-application)

#### 17. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

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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:

--

# Ron Valovin



Architectural Services



Telephone / Fax:- 01200 427167

Email:- [ron@ronvalovin.plus.com](mailto:ron@ronvalovin.plus.com)

9 Green Drive  
Clitheroe  
BB7 2BB

Adrian Dowd,  
Conservation Officer  
Planning dept.,  
RVBC  
Council Offices,  
Church Walk,  
Clitheroe  
BB7 2RA

320140721r

Date 28/7/14

Dear Adrian

## RE HAYHURST COTTAGE, PENDLETON.

Further to my letter of the 16<sup>th</sup>. July and your subsequent emails, please find enclosed our listed building application for the above.

We recently received listed building consent for works to the above. – Application no 3/2014/0343, approved June 12<sup>th</sup> 2014. In my supporting letter, I mentioned the damp problem to the ground floor walls and that investigations by a specialist were ongoing. We have received the results of these investigations and, as suspected, there is significant damp in the walls but also there is a significant level of salt contamination, particularly nitrates. I've enclosed a copy of the lab report confirming this.

The consultant surveyor engaged by the householder is :-  
Trevor Harling Dip Cons HistEnv(RICS), ICOB, CSRT, A.Inst.SSE., MiWSc.  
62 Greens Lane, Helmshore, Rossendale, Lancs., BB4 4EX.  
He is a specialist in damp in historic buildings and after a site inspection taking samples, he obtained the results enclosed. As mentioned in my original letter, the damp and resulting salt contamination has been caused by the external cement pointing and re-plastering internally with cement and renovating plasters. The high nitrate content (ground salts), indicate a level of rising damp, probably exacerbated by the asphalt floor.

Because of the significant salt contamination, Trevor Harling recommended the following remedial works. :-

Hacking off the existing ground floor plaster and applying a waterproof membrane system such as PT lath, Newton Newtlath or other system approved for use in historic buildings, then plaster finish over this. Externally, hack off the

cont'd

cementitious pointing, carefully to avoid damage to stonework and re-point with traditional lime mortar (Allowing the walls to breathe externally). It is considered that greater damage to the stone would occur over the longer term by leaving the existing mortar in place due to damp and frost, than hacking off. However, a 1.sq.M section could be hacked off initially and an assessment made at that point.

The internal membrane system treatment complies with guidelines to work on historic buildings, ie minimum invasion to historic fabric and reversable. Both of the above named systems have been specified and used in many historic buildings in the area.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Ron Valovin', with a stylized, flowing script.

Ron Valovin.



# Ron Valovin



Architectural Services



Telephone / Fax:- 01200 427167

Email:- ron@ronvalovin.com plos.com.

9 Green Drive  
Clitheroe  
BB7 2BB

Adrian Dowd,  
Conservation Officer  
Planning dept.,  
RVBC  
Council Offices,  
Church Walk,  
Clitheroe  
BB7 2RA

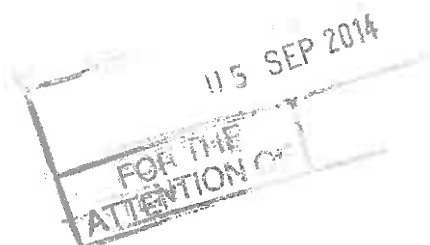
3  
Date 10/9/14

## HERITAGE STATEMENT FOR HAYHURST COTTAGE, PENDLETON.

Hayhurst Cottage sits on the main street of the village of Pendleton. Pendleton is an example of a pre-domesday linear settlement in a farmland rural setting (There are refs to the settlement from 1066) In it's current form, the buildings reflect the agrarian origins of the settlement – farmhouses, small cottages, stables and barns are all present on the main street and significantly, there is a total absence of 20th century development. The oldest buildings date back to the 17<sup>th</sup> century of which Hayhurst Cottage is one.

Hayhurst Cottage is a grade 2 listed building, one of 12 in Pendleton, it is constructed of natural local stone and slate roof, typical of the majority of the other buildings in the village. It is part of a pair of houses that were once one single property and reflects the agrarian history of the village, the other attached property is Hayhurst Farmhouse, and there is a barn and fields behind. It is basically in it's original form with the glaring exception of the cement strap mortar pointing. The building would originally have had lime mortar pointing and indeed this is still visible behind the cement pointing in small areas where it has flaked off.

This is a significant listed building, one of the oldest in the village with typical construction, original mullioned windows and in a prominent position on the main street. This application seeks to restore the original pointing and protect the internal finishes to prevent further deterioration and enhance it's continued preservation.





320140721P

**Wykamol Group Ltd**  
Unit 3 Boran Court  
Network 65 Business Park  
Hapton, Burnley  
Lancashire, UK  
BB11 5TH  
Tel: 0845 400 6666  
Fax: 0845 400 3333

## TECHNICAL SERVICE DEPARTMENT

DATE 14<sup>th</sup> May 2014.

LAB REPORT No. W / 70 / 14

PROPERTY The Cottage, Pendleton, Lancashire  
Treatment details - unknown

SAMPLES A Wall plaster from Chimney Breast above the skirting board

INSTRUCTIONS Total Moisture Content, Hygroscopic Moisture Content, Salts Analysis,

### OBSERVATIONS

The base plaster is cement based and of ~ 14 mm thickness.  
The upper layers are composed of 8 mm thickness of renovating plaster and a cement based skim of 2 mm thickness.  
Multiple layered paper with a heavy paint coating was also present.

Sample	A Base Plaster	A Upper Layers	A Paper
Total Moisture Content % w/w	2.87 %	5.54 %	9.69 %
Hygroscopic Moisture Content % w/w *	1.44 %	4.25 %	9.41 %
Salts - Nitrates	+++	+++	+++
Salts - Chlorides	++	++	++
Salts - Sulphates	+	++	ND

\*The hygroscopic moisture uptake was determined  
@ 75% RH as described in BRE Digest 245

ND = not detected  
Trace = trace level

+ = low level  
++ = moderate level  
+++ = high level

We trust these results are useful. Please do not hesitate to get in touch if you wish to discuss this report in more detail.

Yours faithfully,

Anne.

**Anne Chase**  
**Laboratory Manager**  
Direct Dial 01282 473107

FAO: Mr Trevor Harling  
62 Greens Lane, Helmshore, Rossendale, Lancashire BB4 4EX

Email: [sales@electros.com](mailto:sales@electros.com) Website: [www.wykamol.com](http://www.wykamol.com) [www.lectros.com](http://www.lectros.com)



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FRONT ELEVATION (Ph 7)

(Ph 8) REAR ELEVATION



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(Ph1)

DINING AREA



DAMP  
↓



E.DAMP.

DAMP.



(Ph3) LOUNGE WINDOW

(Ph2)

LOUNGE FIRE PLACE AREA



DAMP  
↓



(Ph4) STAIRCASE

MODERN SCREWS  
TO BE  
REMOVED



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Hayhurst Cottage  
Pendleton  
Clitheroe  
BB7 1PT

OS MasterMap 1250/2500/10000 scale  
16 January 2014, ID: MDP-00288363  
[www.malcolmhughes.co.uk](http://www.malcolmhughes.co.uk)

1:1250 scale print at A4, Centre: 375591 E, 439602 N

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