



**RIBBLE VALLEY  
BOROUGH COUNCIL**

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**

**Householder Application for Planning Permission  
for works or extension to a dwelling and listed building consent.  
Town and Country Planning 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**

Title:  First name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: 

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number: 

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number: 

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

**2. Agent Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: 

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text" value="01200 423487"/>	<input type="text"/>

Mobile number: 

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number: 

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Email address:

**3. Description of Proposed Works**

Please describe the proposed works:

- Retrospective application for works to re-build single storey attached outbuilding following collapse of the original structure during underpinning / conversion (despite best intentions to the shore up the walls in accordance with Structural Engineer's recommendations), as part of the Planning Permission granted 17 September 2013 and Discharge of Planning Conditions dated 20 December 2013.
- Also, removal of existing internal lime plaster finish, which had deteriorated to the extent that it crumbled and came away from the internal ground floor walls as the existing wallpaper was being stripped off (expected to be the case at first floor level as well). Structural repairs to the masonry walls, exposed by the plaster removal, to be undertaken in accordance with Structural Engineer's details.
- Excavation of existing solid floor construction at ground floor level (originally a mix of concrete, asphalt and some stone flags, which had subsided in areas adjacent to the South external wall). Proposal to lay new insulated concrete floor, insulation and screed (incorporating underfloor heating), to receive a decorative stone flag finish, in keeping with the period of the property.
- The existing stone 'Cold Slabs' to the former pantry have been temporarily removed and are to be reinstated once the works to the floor are complete.

Has the work already been started without planning permission?  Yes  No

Has the work already been completed without planning permission?  Yes  No

If Yes, please state when the works were started:

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Higher Lickhurst Farm		
Street address:	Twins Brook Road		
Town/City:	Chipping		
County:	Lancashire		
Postcode:	PR3 2QT		

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

Easting:	363686
Northing:	445917

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

#### 6. 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, extinguishment and/or creation of public rights of way?  Yes  No

#### 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

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

#### 8. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

##### External walls - add description

Description of *existing* materials and finishes:

Natural squared watershot sandstone to front and rear walls of main house and natural stone random rubble walls to East gable of main house and single storey outbuilding. Dressed stone surrounds to windows and doors and random sized alternating stone quoins to all external corners.

Description of *proposed* materials and finishes:

Proposal to rebuild single storey outbuilding as a blockwork city wall with an outer skin of reclaimed salvaged stone from the original building, off new concrete foundations. With original stone quoins to the external corners and dressed stone window / door surrounds to match appearance of existing.

##### Roof covering- add description

Description of *existing* materials and finishes:

Natural stone slates to existing single storey outbuilding.

Description of *proposed* materials and finishes:

Reclaimed / salvaged natural stone slates, supplemented with matching as required, to single storey outbuilding.

##### Windows - add description

Description of *existing* materials and finishes:

Existing painted s.w. framed, single-glazed casement fixed light window, approx. 20-30 years old.

Description of *proposed* materials and finishes:

Preservative treated, h.w. framed fixed casement window, glazed using 'Histoglass' D12 Thin Double-glazing units, bedded in non-linseed oil based sealant and putty, to receive white paint finish, as Schedule of Repairs to Windows and Doors.

##### External doors - add description

Description of *existing* materials and finishes:

Existing doors to outbuilding are untreated vertical boarded, braced and ledged doors in frames, which are poor condition and showing signs of decay along the lower edges.

Description of *proposed* materials and finishes:

Proposal is to preservative treat the existing doors and apply a 2-coat stain finish. The door in the north wall is to be fixed permanently shut in it's opening with a wall formed behind, to appear decorative only. The door in the East wall is to be fixed permanently flat back against the wall as if fully open and again decorative only. New h.w. framed, stain finished, vertical T & G boarded door to South Wall and new h.w. framed, stain finished, vertical T & G boarded split 'stable' door, with glazed upper leaf, to East wall, as Schedule of Repairs to Windows and Doors.

## 8. Materials (continued)

### Ceilings - add description

Description of *existing* materials and finishes:

N/A in existing outbuilding.

Description of *proposed* materials and finishes:

Under draw new rafters of single storey outbuilding with insulated plasterboard and skim, with painted finish and purlins left exposed and stained.

### Internal walls - add description

Description of *existing* materials and finishes:

Random rubble stone with lime plaster to both sides.

Description of *proposed* materials and finishes:

Existing deteriorated lime plaster to be removed, with structural defects repaired and finished with traditional lime plaster to match.

### Floors - add description

Description of *existing* materials and finishes:

Mix of concrete, asphalt and stone flags to ground floor of main house, which had suffered from areas of subsidence. Stone flag floor to existing outbuilding.

Description of *proposed* materials and finishes:

New insulated concrete slab on new DPM laid to all ground floor areas, with screed (incorporating underfloor heating), to receive natural reclaimed / salvaged stone flag finish.

### Rainwater goods - add description

Description of *existing* materials and finishes:

Cast iron gutters and downpipes.

Description of *proposed* materials and finishes:

New cast iron gutters and downpipes to match existing.

### Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

### Lighting - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

### Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans?  Yes  No

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

IWA Architects Drawings: -  
1735.E.00 - Location Plan  
1735.E.01a - Existing Site Plan  
1735.E.02a - Existing Plans  
1735.E.03a - Existing Elevations  
1735.LB.002 - Proposed Floor Plans - Listed Building Application  
1735.LB.003 - Proposed Elevations - Listed Building Application  
1735.LB.004 - Proposed Sections and Details - Listed Building Application  
Schedule of Repairs to Windows and Doors

## 9. Demolition

Does the proposal include total or partial demolition of a listed building?  Yes  No

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

What is the total volume of the listed building?  m<sup>3</sup>  
000

What is the volume of the part to be demolished?  m<sup>3</sup>  
000

What was the date (approximately) of the erection of the part to be removed?

Month:  Year:  (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

As noted in the original Heritage Statement, prepared by Stephen Haigh Buildings Archaeologist - August 2011, the "single storey addition of early to mid 19th century date: maps show that it was present by the 1890s, albeit perhaps with a slightly different outline". The original Planning Permission had allowed for an element of underpinning to be done to the existing North East corner and North elevation of this outbuilding. Once work had commenced on site, the North East corner collapsed and it became apparent that the outbuilding was constructed off minimal foundations (almost at ground level). The advice of a Structural Engineer was sought and they recommended that the building was shored up and that no further undermining works be done.

Other items of work requiring 'demolition' were the excavation of the existing solid ground floors, which were a mix of concrete, asphalt and stone flag and which had suffered from subsidence in areas adjacent to the South external wall.

and,

the removal of the internal lime plaster wall finish, which had become deteriorated over time and crumbled as the wallpaper was scraped off.

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

Despite the contractor complying with the Structural Engineer's recommendations, regarding shoring up the single storey outbuilding, further collapse occurred during gales in August / September 2014 leaving the remaining structure unsafe. The remaining sections of wall were carefully taken down in order to salvage as much usable stone for rebuilding the outbuilding off new foundations.

It was necessary to excavate the subsided floors to allow for a DPM to be installed and an insulated concrete slab to be laid in their place.

The lime plaster was in very poor condition and came away from the wall as the wallpaper was removed; little could be done to prevent this. It did, however, expose hidden structural cracks in the masonry walls, for which the Structural Engineer has provide repair details.

## 10. Listed building alterations

Do the proposed works include alterations to a listed building?  Yes  No

If Yes, will there be works to the interior of the building?  Yes  No

Will there be works to the exterior of the building?  Yes  No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?  Yes  No

Will there be 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 and 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).

State references for these plan(s)/drawing(s):

IWA Architects Drawings: -  
1735.E.00 - Location Plan  
1735.E.01a - Existing Site Plan  
1735.E.02a - Existing Plans  
1735.E.03a - Existing Elevations  
1735.LB.002 - Proposed Floor Plans - Listed Building Application  
1735.LB.003 - Proposed Elevations - Listed Building Application  
1735.LB.004 - Proposed Sections and Details - Listed Building Application  
Design and Access Statement - dated December 2014 (Rev. D)  
Schedule of Repairs to Windows and Doors  
Reid Jones Partnership - Structural Engineers drawing: -  
4138.01.A - Proposed Crack Repair Details.

## 11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?  Don't know  Grade I  Grade II\*  Grade II

Is it an ecclesiastical building?  Don't know  Yes  No

## 12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?  Yes  No

## 13. Parking

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

#### 14. 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

#### 15. 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

#### 16. Certificates (Certificate A)

**Certificate Of Ownership - Certificate A**  
**Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England)**  
**Order 2010 & Regulation 6 - 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, and that none of the land to which the application relates is, or is part of, an agricultural holding (*“agricultural holding” has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act*).

Title:  First name:  Surname:

Person role:  Declaration date:   Declaration made

#### 17. 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