

Application for listed building consent for alterations, extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas) 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: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of Proposed Work

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

AS PART OF THE FLOOD RESILIENCE GRANT SCHEME WE NEED TO REPLACE THE FRONT 1970'S DOOR AND THE REAR A RESUSED DOOR. THESE WILL BE CHANGED TO PLANKED HARDWOOD TIMBER ALDOO DOORS PAINTED IN A NATIONAL TRUST POLYURETHANE

20 JUL 2016
FOR THE ATTENTION OF

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)

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):

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
INSTALL CEILING + LIKE FOR LIKE REPAIR	3/2015/0058
NEW PARTY WALLS ETC 3/1992/0330	3/1992/0330

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. Authority Employee / Member

With respect to the Authority, I am: Do any of these statements apply to you?

- (a) a member of staff Yes No
- (b) an elected member Yes No
- (c) related to a member of staff Yes No
- (d) related to an elected member Yes No

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

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			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof covering			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chimney			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows			<input checked="" type="checkbox"/>	<input type="checkbox"/>
External doors	PINE DOOR AND GLASS	HARDWOOD FLOOR DOOR IN A NATIONAL TRUST COLOUR.	<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			<input checked="" 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:
 DOOR SPECIFICATION AND DOOR PHOTOGRAPHS

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)?

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 I
- Grade II* Ecclesiastical Grade II*
- Grade II Ecclesiastical Grade II
- Don't know

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):

FRONT AND BACK DOOR
REPLACEMENTS WITH
HARDWOOD FLOOR DOOR

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:

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the "owner" of any part of the land or building to which the application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

Or signed - Agent:

Date DD/MM/YYYY):

26/7/16

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day of the application, was the "owner" of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

Name of Owner

Address

Date Notice Served

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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* of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

The steps taken were:

Name of Owner

Address

Date Notice Served

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):

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* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.
- * "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

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.

The original and 3 copies of a completed and dated application form:

The original and 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North:

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 Ownership Certificate (A, B, C, or D - as applicable):

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

16. 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.

Or signed - Agent:

Date (DD/MM/YYYY):

26/07/2016

(date cannot be pre-application)

18. Agent Contact Details

Numbers

National number:

Extension number:

Mobile number (optional):

Fax number (optional):

(optional):

Should the planning authority need to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

Yes No

Agent

Applicant

Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

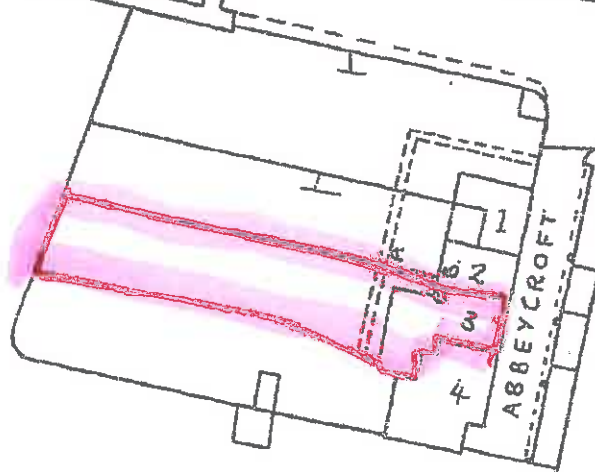
Email address:

ABBEYCROFT

WHALLEY

Gateway

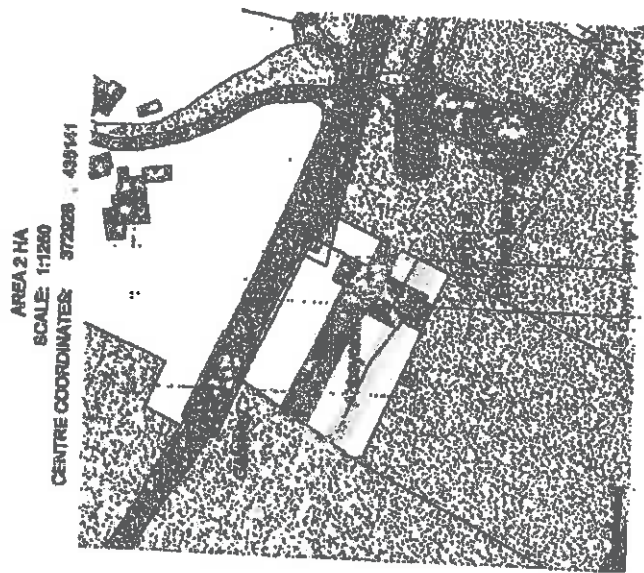
THE SAND



SCALE 1 TO 500

320160726P

Handwritten notes:
320160726P
Area 2 HA



AREA 2 HA
SCALE: 1:1250
CENTRE COORDINATES: 372028, 435141



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www.streetwise.net
Licence No: 100047474



3 Abbeycroft

The Sands

Whalley

BB7 9TN

320960726P

Heritage Statement March 2016

Heritage asset 3 Abbeycroft

Location: off The Sands, Whalley in the Borough of Ribble Valley Lancashire.

National Grid Reference SD7292836141.

Designation Grade 2 nationally- designated heritage asset.

Building function/type: domestic, part of a terrace of four properties.

Date: early 17th century, altered late 17th and mid –late 19th century and mid-20th century

Development proposal: repair and restore

Summary

This report has been produced in connection with proposals for the replacement of front and back doors at 3 Abbeycroft, a grade 2 property. Now four dwellings, Abbeycroft appears to have been built as a single property probably in the early 17th century but thereafter experienced a complex rebuilding prior to an extensive makeover in the late 19th century which accompanied its subdivision.

Abbeycroft occupies an important site on the fringe of Whalley, within the precinct of the Cistercian Abbey whose ruins still visually dominate the village and close to the Northwest Gateway built in circa 1320, which was one of the first buildings. Abbeycroft terrace is a tall, linear built of random stone. Abbeycroft is an important element of the historic street scene and looking westward along The Sands it can be viewed against the backdrop of not only the gateway but also the 1850 Railway viaduct.

The somewhat plain 19th century exterior of Abbeycroft conceals possible origins a timber-framed structure of the early 17th century that was subsequently clad in sandstone rubble. The present number 3 may have been the centre of the block with evidence of a large fire hood and the "Ale staircase". (Robert Norwell Whitakers 'Handbook of Whalley' 1884)

We as the owners of 3 Abbeycroft are seeking listing building consent for the replacement of the front and rear doors of the property. In accordance with national planning policies concerning the historical environment, this assessment has been produced to provide the planning and design processes with an account of the significance of the building and the impact of the proposal upon

that significance. Abbeycroft is an important heritage asset, significant for its architectural interest, group value and setting and for the contribution it makes to the Whalley Conservation Area, in general terms the proposal will preserve the significance of the asset.

References for the overall report are Gary Miller Historical Consultant, Stanton Andrews, Whalley Local History Group, County Records Office, Historic Buildings Organisation, Sarah Pearson RCHM, JWRC Historic Building Consultants, Robert Norwell Whitakers 'Handbook of Whalley' (1884) and English Heritage.

Location and Setting

Abbeycroft is located on the western fringe of Whalley, within the boundary of the Abbey founded in 1306 and whose ruins dominate the street scene of the village. The properties form a tall terrace of four houses lying south of The Sands, a winding road whose character becomes more rural as it progresses westward from the village centre. They face immediately the 1926 timber framed English Martyrs RC church, the wider area is characterised by the Abbey ruins. 50 metres to the west of Abbeycroft is the Hugh Northwest gateway built around 1320 and the backdrop is the 48 arch railway viaduct built in 1850, beyond which is open countryside.



PROPOSAL AND RELIVANT POLCIES

We are applying to Ribble Valley Borough Council for listed building consent for the replacement of the front and back doors of the property.

Designation

3 Abbeycroft is a nationally-designed heritage asset awarded grade 2 status in the development of Culture, Media and Sport's list of buildings of special architectural and historic interest for the Borough of Ribble Valley, the listing description compiled in the early 1980's , headed number 1,2,and 3 Abbeycroft reads:-

List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: ABBEYCROFT

List entry Number: 1072047

Location

ABBEYCROFT, 1, 2 AND 3, THE SANDS

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Lancashire	Ribble Valley	District Authority	Whalley

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 13-Feb-1967

WHALLEY THE SANDS SD 73 NW 2/72 Nos. 1, 2 and 3 Abbeycroft 13-2-1967 GV II

Row of 3 houses, probably originally one, mid C17, altered late C19. Sandstone rubble with roof of slate and stone slate. 2 storeys, with attic and with drip course. Windows C19, chamfered with central mullion. Doors have chamfered stone surrounds. No.3, at the left, is of 5 bays and has stone attic gabled dormers over the 3rd and 5th bays, with one-light chamfered windows. Doors in 3rd and 4th bays. No.2 is of one bay and has a door at the left and has 2 attic dormers. No.1 has a window to the left of and one above the door, and an attic dormer. Chimneys on left-hand gable and between houses. Inside, the door of No.2 opens against a fire hood baffle. The heck post and Bressumer are moulded and stopped. Above the Bressumer is a ceiling beam, 2 studs remaining of the plastered infill which must have joined them. No.3 not accessible at time of survey, but said to have Bressumer for a fire hood which backed onto that in No.2, and an outshot which contains a dog-leg stair with turned balusters and moulded handrail. Nos.2 and 3 have ceiling beams with quarter-round mouldings. Interior of No.1 said to contain no C17 features. RCHM report by Sarah Pearson dated August 1979.

Listing NGR: SD7292836141

Furthermore, Abbeycroft lies within the Whalley Conservation Area, designated by The Ribble Valley Borough Council under Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act, which defines those areas as being of ... special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. The location relative to the area is shown below.

Abbeycroft

The SA

Relevant Planning Policies

As 3 Abbeycroft is a designated heritage asset, both national and local policies relating to the historic environment are relevant to this application.

Nationally, these policies are contained within Section 12 of the national Planning Policy Framework (March 2012) and locally by policies ENV 19 and the ENV 20 of The Ribble Valley Districtwide Local Plan (1999) along with policy EN 5 of The Ribble Valley Council's published Draft Core Strategy (April 2012) these policies are examined further in the report.

Historical Context

Abbeycroft lies within the former precincts of the important Cistercian Abbey consecrated at Whalley in 1306 but upon which work did not begin until 1319. The Northwest gateway is close to Abbeycroft and is one of the earliest elements to survive. Following its dissolution, the Abbey was

sold in 1553 to John Braddyll and Richard Assheton, the latter turning the abbot's lodgings into his own residence, named Assheton House. Demolition of the Abbey Church and other buildings occurred in the 17th Century and alterations to Assheton House were made by later generations of the family in the 18th century and the new owners the Hargreaves family in the second half of the 19th century.

Possible Origins

The substantial size of the building and the high ceilings and other elements of its fabric indicate Abbeycroft originated as a substantial single structure of early 17th century and records indicate that it was a guest house for visitors to the Abbey. It may have been a farm in later life associated with the Assheton House. The building is depicted in Whitakers History of Whalley first published in 1801, its status then declined with the building subdivided into a number of small dwellings by 1890 see map below.



Development of Abbeycroft

Behind an exterior which in the main appears to be 19th century, Abbeycroft as a whole is a building of complex development. It has been examined in detail by 2 previous reports, in its entirety by Sarah Pearson in 1979 and 1 Abbeycroft by JWRC. The essence of these findings is that Sarah Pearson determined that the building was originally one 17th century house of likely pre 1660 date.

Construction

Abbeycroft has a slopped rubble walling and a flag stone roof, the roof is supported on triangulated roof trusses. There is some evidence however, not entirely conclusive that the building has timber framed origins, in the form of a part of a wall plate at the rear of number 3 and reused timber fragments in number 1 and 2.

Evolution

Firstly a date of the early 17th century is implied by the roll-moulded chamfers of the Bessemer and ground floor beam in number 2 and 3. The fragmentary re-used timbers and possible exposed wall

plate may denote that at this stage the building was timber -framed. Cladding of local grit and sandstone and possible heightening followed in later 17th century. Comparison of historic mapping implies that Abbeycroft experienced remodelling in the mid-late 19th century which is probably how the building now stands. The rear projection on number 4 was removed many years ago short studs to a beam in the ceiling above, there is no infill. The Bressumer has a roll-moulded chamfer, suggesting an early 17th century. Beneath the fire hood is a brick built chimney perhaps a 19th century insert same as house number 2, with an odd shouldered stone lintel on bearers which must be a modern alteration. Leading up from this room is the "Ale" oak staircase lined with wide oak boards, the walls are wattle and daub with a 20th century plaster onto probably done to hold the structure together. The first floor has a brick chimney in the main bedroom with a stone lintel, the chimney is in the same brick as the fireplace in the lounge, the chimney is exposed in the loft bedroom and has no openings. The study has an open fireplace with exposed sides and lintel.

Impact and Assessment

In principle the proposal seeks to enhance the property, the introduction of new well fitting doors will have little or no impact upon the significance of 3 Abbeycroft and thus in general terms aligns with the principles of NPPF and RVBC policy ENV 20

Specific aspects of the proposal

The proposal seeks approval for the replacement of the front and back doors with timber flood doors and thus need individual comment:-

The front door is a modern 6 paned softwood door. The current door has a 2 inch gap at the bottom which allowed ingress of water during the recent floods in Whalley. It is hoped to replace this door with a timber flood door (see pictures).

Approval is also sought to replace the rotten back door (see photographs) with a new one in accordance with the photographs provided. The door, although of the mid 20th century cannot be successfully restored owing to its condition. The door is in its current state 4 inches too short for the opening. The owners wish to replace this with a replacement flood door (as fitted to listed buildings in Ribchester).

The proposal is not considered to entail harm to Abbeycroft, its setting etc. New flood doors will enable the property to meet current flood resilience standards. whilst maintaining its visual appearance.

JH Building & Maintenance

76 Moorland Avenue
Ramsgreave
Blackburn
BB1 9BU

27th June 2016

320160726P

Dear Peter,

Further to my recent visit to your property 3 Abbeycroft I can confirm that the back door is beyond repair not only is it 4 inches short the rotten timber stretches a further 6 inches, the top of the door is also short by 1 inch and both sides by almost an inch. In my opinion with over 15 years of joinery work I can confirm this door is for another opening and is not from this building.

The front door with 6 panes of glass is not suitable as a front door it was fitted probably in the early 1970's and is not toughened glass, it is rotten at the bottom and is short by a couple of inches.

Should you need any further details please do not hesitate to contact me.

Kind Regards

Julian

JOINERS

REPORT

Specification

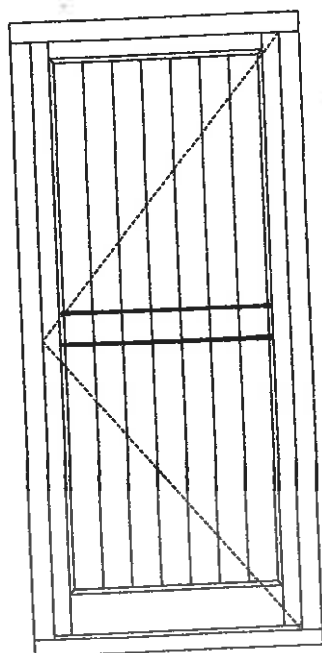
Engineered Laminated Hardwood 56mm thickness

High Security door 26.8mm Boarded Style

Proprietary Multipoint locking system 3D Adjustable hinges

Proprietary Flood Resistant gasket system High Security 'Ultion' cylinder

Full factory applied coating system Low maintenance coating in National Trust Colour



The Flood Company Commercial Ltd
 10 Kaffir Road
 Huddersfield
 HD2 2AN
 01484 505509
 info@thefloodcompany.co.uk
 www.thefloodcompany.co.uk
 Company Registration No. 7691973



ESTIMATE

ADDRESS	SHIP TO	ESTIMATE NO. 10938
Mr Peter Duckworth	Mr Peter Duckworth	DATE 09/06/2016
3 Abbeycroft	3 Abbeycroft	
The sands	The sands	
Whalley	Whalley	
BB& 9TN	BB& 9TN	

ACTIVITY	QTY
Single Standard Manor Prime Hardwood Flood Door Manor Prime Single Treated Sapele Hardwood Flood door. 60mm thick frame with Security 24mm Double Glazed. Style: TBC, Glass Type: TBC Finished: RAL TBC, Overall frame sizes - 890mm wide by 1890mm high. Hardware colour: TBC.	1
Single Standard Manor Prime Hardwood Flood Door Manor Prime Single Treated Sapele Hardwood Flood door. 60mm thick frame with Security 24mm Double Glazed. Style: TBC, Glass Type: TBC Finished: RAL TBC, Overall frame sizes - 770mm wide x 1860mm high BACK DOOR	1
Installation of flood products Installation of flood products including Labour and materials. Cost may vary depending on ground conditions and access to site	1

Payment Terms: 50% Deposit on order with balance due prior to installation/delivery	SUBTOTAL
Account Name: The Flood Company Commercial Ltd	VAT TOTAL
Sort Code: 20-43-04	TOTAL
Account No: 53907805	
IBAN: GB60 BARC 2043 0453 9078 05	
SWIFT BIC: BARCGB22	

Accepted By _____ Accepted C _____

Company VAT Number 1678577

ABOUT 1970' FRONT
DOOR

520160726P

○ ROTTEN 2"
TOO SHORT

BACK DOOR



TOP OF DOOR



BACK DOOR



INSIDE TO

LOCKS





INSIDE BACK
DOOR
HINGES IN THE
WRONG PLACE
DOOR ROTTEN



PROPOSED FRONT & BACK DOOR
NO LETTER BOX FINISHED IN A
NATIONAL TRUST COLOUR.

FLOOD DIVERT LTD

Unit G7b
Elvington Industrial Estate,
York Road, Elvington,
York, YO41 4AR

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