

Application for listed building consent for alterations, extension or demolition of a listed building.  
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**

Title:	Mrs	First Name:	Catherine	Surname:	Fleming
Company name:	Brabin's Almshouses				
Street address:	21 Kirklands, Chipping				
		Telephone number:			
		Mobile number:			
Town/City:	CHIPPING	Fax number:			
Country:	England	Email address:			
Postcode:	PR3 2GD				
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

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

Title:	Mr	First Name:	Luke	Surname:	McKevitt
Company name:	JYM Partnership LLP				
Street address:	28				
	Sceptre Way				
		Telephone number:	01772323666		
		Mobile number:	07860827150		
Town/City:	BAMBER BRIDGE	Fax number:			
Country:		Email address:			
Postcode:	PR5 6AW		luke.mckevitt@jympartnership.co.uk		

**3. Description of the Proposal**

Please describe the proposed works:

To avoid a loss of character and retain the appearance of the conservation area, it is proposed that a lime mortar is used for the external repointing as this is most compatible with the original stonework and would have been used originally on the Almshouse itself. Lime mortar is also porous and should allow for the building to breathe and allow water to permeate out of the building, reducing the damp on the internal walls.

The process of raking out the cement mortar will be done using hand tools and low impact tools only. Heavy machinery and angle grinders will not be used due to the risk of damaging the original stonework. Although only using hand tools and low impact tools does not completely eliminate the risk, it is thought the chances of damage are very low and any damage would be minor.

The slobbered lime render to the rear of the Almshouses is thought to be a vernacular feature of buildings in the Ribble Valley (see area of slobbered render in Photo 03). With pockets forming behind the slobbered render itself, this is becoming a perfect place for water to ingress into the stonework. Centuries of water saturation to the stone behind the slobbered render will have caused damage to the stonework itself and this will continue to deteriorate unless some of the slobbered render is raked off so the building can breathe. As this is seen as a vernacular feature, extra care will be taken

### 3. Description of the Proposal

to mitigate any further damage and only necessary areas of the slobbered render will be removed. If not removed, the stonework behind will continue to deteriorate and cause significant damage in the long term requiring further invasive works that would result in a significant loss of the original material.

Lime plaster will also be used internally for the re plastering works once the cement plaster is removed. Lime plaster will be used due to it allowing the building to breathe and release trapped moisture which it is hoped will then alleviate the dampness in the Almshouse itself. This would also have been used originally and may also have contained horse hair to help the plaster bond to the structure. The plaster replacement follows the same rules as the replacement of the cement based mortar with lime based mortar in regards to allowing the building to breathe.

Roof works are also proposed in the form of replacing the lead flashings to the chimney stacks, replacing damaged stone flags on the front roof pitch and replacing damaged slate flags on the rear roof pitch, both of these will be over the breathable sarking membrane. Whenever possible, the stone and slate flags will be preserved and re used. The ridge beam above 29 Windy St has also been damaged by wet rot towards the north facing gable. It is proposed to remove only the damaged part of the ridge beam and replace it with timber.

Has the work already started?

Yes  No

### 4. Site Address Details

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

Description:

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

### 5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes  No

### 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):

Officer name:

Title:  First name:  Surname:

Reference:

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

Details of the 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:

The neighbours have been made aware of the proposed works and will be further consulted with dates of the works and such when known.

## 8. 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

## 9. Materials

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

### Chimney - description:

Description of *existing* materials and finishes:

The chimney is a rock faced stone chimney stack with lead flashings.

Description of *proposed* materials and finishes:

The proposal is to replace the existing lead flashings.

### External Walls - description:

Description of *existing* materials and finishes:

The external walls consist of sandstone rubble with inappropriate cement mortar pointing.

Description of *proposed* materials and finishes:

The proposal is to rake out the inappropriate cement mortar and replace with a lime based mortar.

### Internal Doors - description:

Description of *existing* materials and finishes:

The internal walls consist of a cement based plaster in the bedroom and rear staircase walls.

Description of *proposed* materials and finishes:

The proposal is to remove this cement based plaster and replace with a lime based plaster.

### Roof covering - description:

Description of *existing* materials and finishes:

The roof covering currently consists of stone flags to the front of the building and slate flags to the rear of the building.

Description of *proposed* materials and finishes:

The proposal is to replace any damaged stone flags or slate flags like for like.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawings -  
Chipping Brabins Almshouses - Elevations  
Chipping Brabins Almshouses - Floor Plan  
  
Design and Access Statement

## 10. Demolition

Does the proposal include total or partial demolition of a listed building?

Yes  No

## 11. 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):

Drawings showing existing and proposed works -  
Chipping Brabins Almshouses - Elevations  
Chipping Brabins Almshouses - Floor Plan

Design and Access Statement

1:1250 Location Plan

Photographic Schedule

## 12. 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

## 13. Immunity from Listing

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

## 14. 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

## 15. Certificates (Certificate A)

### 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.

Title:  First name:  Surname:

Person role:  Declaration date:   Declaration made

## 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.



Date

12/01/2018