



RIBBLE VALLEY
BOROUGH COUNCIL

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

320180047P

For office use only

Application No. 3120180047

Date received

Fee paid £

Receipt No:

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

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

Title: <input type="text" value="Mr"/>	First Name: <input type="text" value="Stephen"/>	Surname: <input type="text" value="Cresswell"/>
Company name: <input type="text"/>		
Street address: <input type="text" value="The Cottage"/>	Telephone number: <input type="text" value="07976458862"/>	
<input type="text" value="Rogerson Farm"/>	Mobile number: <input type="text"/>	
<input type="text" value="Inglewhite Road"/>	Fax number: <input type="text"/>	
Town/City: <input type="text" value="Longridge"/>	Email address: <input type="text" value="steve@realhituk.com"/>	
Country: <input type="text"/>		
Postcode: <input type="text" value="PR3 2DB"/>		

Are you an agent acting on behalf of the applicant?

Yes No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

18 JAN 2018

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter,
extend or demolish the listed building(s):

The proposal is to change the existing property known as 11 Gisburn back to its original listed form of two separate two bedroom cottages. Several documents have been provided in support of this application include plan drawings x 2 titled 11-13 Gisburn Road, rev D as well as a commissioned Statement of Historic Interest and Impact statement. We have previously been declined permission from an earlier application, as well as subsequent pre-planning advice. these are included.

The properties have been vacant for approx. two years and as such in a fairly poor state of repair. The outline proposal is to demolish the existing rear single storey room to number 11 and replace this with similar. Also provide a rear single storey extension to number 13. This however would incorporate the existing Ash/Coal house which is to be kept. The roof of this is to be replaced with timber and felt roof covered with Blue slate to match main building and new extensions. The remaining walls and features, windows etc are to be kept as is. The extensions to the rear to be constructed in random stone to match main building and have slate roof as earlier described. Incorporating Velux or similar in line roof lights to provide natural daylight.

The existing original rear walls to both cottages to be retained as is and just re-plastered where required, all existing windows and door openings to be retained. Existing main room partition in number 11 ground floor to be replaced if required with new. The similar existing partition in number 13 is found to be original and is to be maintained as is, there is evidence that the original door opening is to the right of the current opening. The proposal is to move the existing door and refit in original position then provide a suitable door for the existing opening which will be visible but unused.

The fireplace in number 11 is to be removed and the original hearth uncovered and kept. The fire/small range in number 13 is to be kept as is with both just having flues cleared and lined if required.

The front and Gable of both properties is to remain as is.

Upstairs the plans involve internal work only and all walls and windows are to be maintained in their current plan form. There is a proposal to add new partitions in each cottage to form a small bathroom in each. In number 11 this will be a straight addition with a small landing and two new doors being added. In number 13 there are some more original features, so the proposal is to create a doorway in the existing partition wall to remove the rear room access from directly on the staircase, this is felt important for the safety of the occupants. Again creating a small landing and two additional access doors. The existing Victorian fireplace is to be retained and the plan is designed around keeping this in place. The properties will require a complete rewire, re-plumbing and new heating, as well full timber treatment and re-plastering.

3. Description of Proposed Works

Has the development or work(s) already started?

Yes No

4. Site Address Details

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

House: 11 Suffix:
House name: Park View
Street address: Gisburn Road

Town/City: BOLTON BY BOWLAND
Postcode: BB7 4NP

Description:

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

Easting: 378701
Northing: 449377

5. 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: Mr First name: Adrian Surname: Dowd

Reference: RV/2017/ENQ00059

Date (DD/MM/YYYY): 16/06/2017 (Must be pre-application submission)

Details of the pre-application advice received:

Pre Planning advice letter accompanies this application. Letter ref AD/EL 14/07/2017

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

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

7. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

Council provided refuse bins

3. 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. 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?

450.00

m³

What is the volume of the part to be demolished?

31.50

m³

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:

The proposal for demolition is a single storey extension to the rear of the property on the east, what was number 11. This was built circa 1990 as a dining room and is constructed of random stone and block work interior, it has a corrugated asbestos roof laying on timbers with a boarded and plastered internal ceiling. A modern window to the rear elevation and a standard timber door to the east elevation which is for external access. This construction has no proper foundation or damp proofing and is in a poor state of repair. The proposal is to demolish the roof, East West and North elevations only whilst retaining the North wall, this is the original rear of the property and is to be retained as is and incorporated into the proposed extension work

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

The building was done by either a keen DIY person or an unqualified builder, the level of quality of the build is apparent on inspection, the original path directly at the rear and adjoining has not been properly incorporated. The ground level is higher outside by approx. 0.5m this has led to significant damp issue around the lower sections of wall. The roof is of a basic timber construction with asbestos covering, this is in need of replacement anyway due to rotten timbers and the requirement to remove the asbestos material.

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):

This application is accompanied by a detailed plan proposal which contains images and details about existing features of the property and the proposals for each along with material suggestions. ref: 11 Gisburn Road 12/17

10. Listed building alterations

Are there any alterations to a listed building? Yes No

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. Vehicle Parking

No Vehicle Parking details were submitted for this application

14. Materials

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

External Walls - description:

Description of existing materials and finishes:

Random Stone

Description of proposed materials and finishes:

Random Stone to match existing

Roof covering - description:

Description of existing materials and finishes:

Blue slate

Description of proposed materials and finishes:

Blue slate to match existing

Windows - description:

Description of existing materials and finishes:

Single glazed softwood casement windows and Tripartite single glazed, softwood windows

Description of proposed materials and finishes:

Double glazed hardwood windows painted white to match existing

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:

Detailed proposal 11 Gisburn Road 12/17

Design plans and Specification documents, 11-13 Gisburn Road revision D (two plans)

BOGR report v1.0 Historic building report and statement.

Lime based Plaster specification for internal work (Renderlite_Renovating_Plaster_TDS_65_V2 (2))

Original planning refusal application 3/2017/0208 and 3/2017/0209

Pre-application report/feedback ref AD/EL 14/07/2017

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Package treatment plant

Unknown

Septic tank

Cess pit

Other

15. Foul Sewage

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Plans 11-13 Gisburn Road rev D refer and contain details of existing and proposed drainage

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

18. Existing Use

Please describe the current use of the site:

Residential

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site:

The site was last used as a single dwelling up to Nov 2015 when it became vacant

When did this use end (if known) (DD/MM/YYYY)?

01/11/2015

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

Yes No

Land where contamination is suspected for all or part of the site?

Yes No

18. Existing Use

A proposed use that would be particularly vulnerable to the presence of contamination?

Yes No

19. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

21. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	2	0	0	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

2

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	1	0	0
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

1

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

1

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

1

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					

Intermediate Housing - Existing

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					

21. Residential Units

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	1

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

23. Employment

No Employment details were submitted for this application

24. Hours of Opening

No Hours of Opening details were submitted for this application

25. Site Area

What is the site area?

750.00

sq.metres

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne

B. Highly reactive/explosive substances

Amount held on site

Tonne

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne

28. 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

29. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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 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: Mr First name: Stephen Surname: Cresswell

Person role: APPLICANT Declaration date: 29/12/2017

Declaration made

30. 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

29/12/2017