

Harriet McCartney

From: Planning
Sent: 25 September 2020 10:21
To: Harriet McCartney
Subject: FW: Planning application No: 3/2020/0669

From: [REDACTED]
Sent: 24 September 2020 20:04
To: Planning <planning@ribblevalley.gov.uk>
Subject: Planning application No: 3/2020/0669

Re 3 Bradley Court BB7 3LY

Attn Harriet McCartney

Dear Madam

I have previously made contact with the planning office with my observations regarding the Application at a prior date. My concern was twofold.

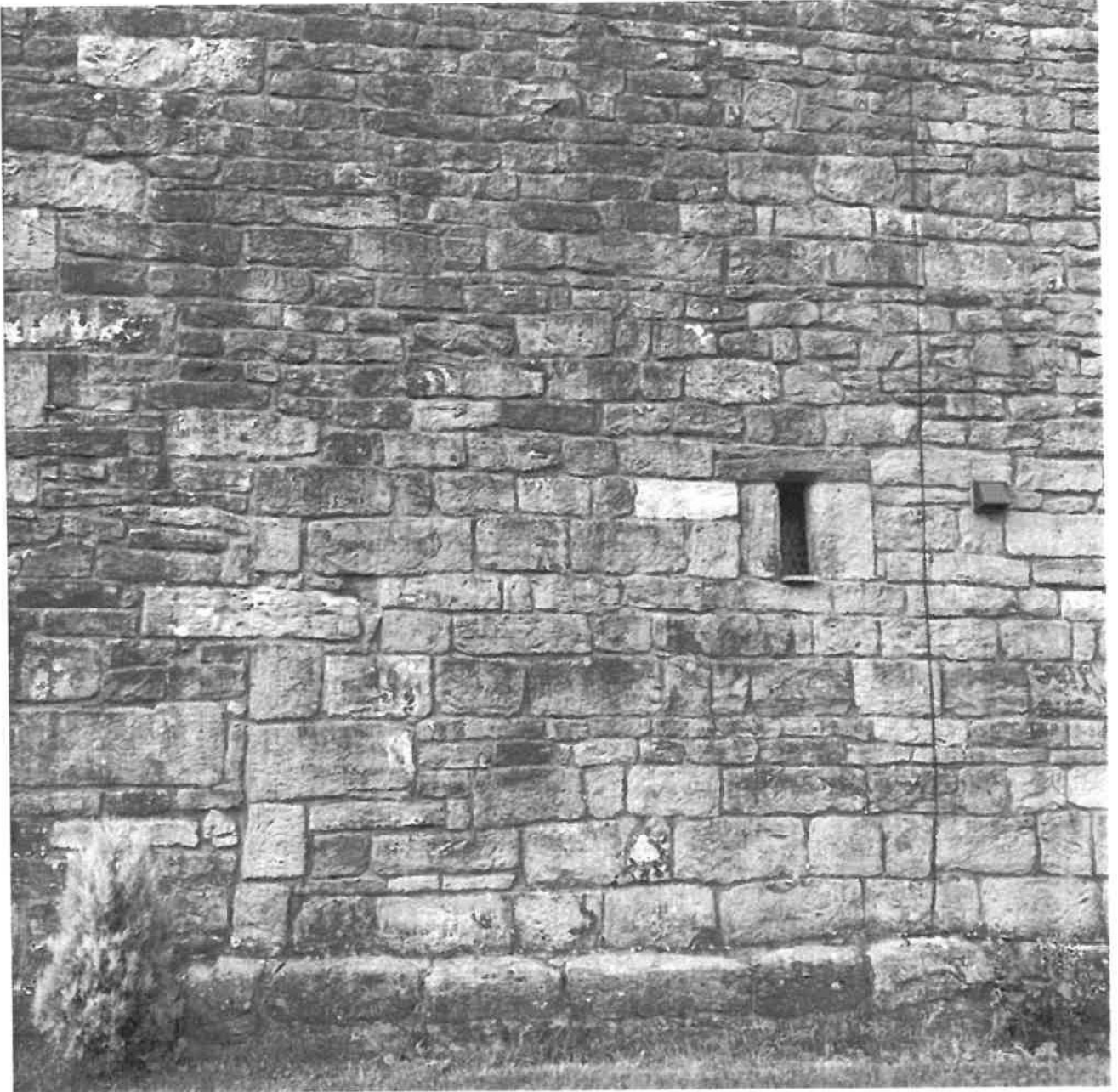
1. That any window downstairs should not be sighted so as to interfere with the original corner stones that are inset , and shows how the Original Barn was constructed and takes into account the choice small window light and reflect the style and design sympathetically.

The plan submitted with the application does not show the alignment of the stonework to the proposed fenestration and i ask the planning committee to consider if in their view the proposed downstairs window does emulate the Stile of the existing window light and if they consider it to be in keeping and sympathetic to it.

2. If the upstairs window is considered to be acceptable to the committee , may i suggest that none of the existing inset terracotta circular pipes are disturbed in any way. They have proved to be a highly successful nesting site and all year round shelter for House Sparrows which have been listed as an endangered species. May I ask that if the committee considers the application to be acceptable "that a condition be placed on the applicant " that no disturbance of these features takes place.

I am grateful to the Director of Economic Development and Planning for the letter dated 8th of September 2020 setting out the revised application.

Yours faithfully



Sent from my iPad

Lynne Calver

From: webmaster@ribblevalley.gov.uk
Sent: 21 September 2020 18:38
To: Planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 21897
Form: Planning Application Comments Form
Completed: 21/09/2020 18:38:24
Status: Pending

USER DETAILS

Site user email: [REDACTED]

USER INPUTS

title: [REDACTED]
lastName: [REDACTED]
firstName: [REDACTED]
numberName: [REDACTED]
postAddress: [REDACTED]
postCode: [REDACTED]
refNo: 3/2020/0669
addDev: 3 Bradley Court Thornley Road CHAIGLEY Clitheroe BB7 3LY
comments: As long as the 2 additional windows, are in keeping with the rest of (Bradley Court Thornley Limited) Barn conversion, No problem. However, against any further development on this property

Lynne Calver

From: webmaster@ribblevalley.gov.uk
Sent: 28 September 2020 12:33
To: Planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 22002
Form: Planning Application Comments Form
Completed: 28/09/2020 12:33:26
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [REDACTED]
LastName: [REDACTED]
firstName: [REDACTED]
numberName: [REDACTED]
postAddress: [REDACTED]
postCode: [REDACTED]
refNo: 3/2020/0669
addDev: 3 Bradley Court Thornley Road Chaigley BB7 3LY

comments: I wish to make the following comments in relation to 3/2020/0669: Whilst I appreciate the applicant has taken in to consideration the Planning Authority comments in the refusal of their previous application 3/2020/0344. I have concerns regarding the scale, appearance and design of the new planning application 3/2020/0669, my reasons being that if approved it will be a significant change to a historic building in the Forest of Bowland AONB and a loss of historic features that will have a visible and noticeable impact on the character of the area. I also feel that if approved this will encourage further applications which would fundamentally impact on the look and feel of Bradley Court. The sympathetic conversion of Bradley Hall Barns in to 9 dwellings in 1991 (3/1991/0755) to form what is now Bradley Court ensured that the barns were kept to their original format but sensitively converted, therefore they now enhance the area of outstanding natural beauty in which they stand, in harmony with the local landscape. The planning application for the addition of two extra windows to the gable end (south, side elevation) of No.3 will have a significant impact on the scale, appearance and design of the original barn wall and its wealth of historic features, many of which will be lost. The gable end is also home to a large number of house sparrow (a declining species in England, protected by the Wildlife and Countryside Act 1981) who live, nest and roost in the 12 terracotta pipe holes and underdrawings year round. [REDACTED] has not been consulted in this process. [REDACTED] concerned should the planning application be approved what detrimental precedent this will set for subsequent submissions of applications for alterations to the other properties. This would have long-term and significant impacts on the character, appearance and design of all the original barns. Please note: We have a comprehensive set of covenants by which the residents abide in order to adhere to the original planning constraints and to maintain a high standard of appearance and to the visible and noticeable impact of Bradley Court on the character of the area these are available should you wish to review them. Whilst I appreciate the applicants request for extra light to the

bathroom and lounge, the stipulation of the 1991 approval for the conversion of the barns was the preservation of original window and door openings and the retention of original beams which has resulted in dwellings with darker internal space, this is the character of the old barns. Please see photographs submitted with comments under 3/2020/0344
