



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

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

4 Alms House

Address Line 1

Stydd Lane

Address Line 2

Address Line 3

Lancashire

Town/city

Ribchester

Postcode

PR3 3YQ

Description of site location must be completed if postcode is not known:

Easting (x)

365382

Northing (y)

435807

Description

Applicant Details

Name/Company

Title

Mr

First name

Jason

Surname

Charnley

Company Name

Your Housing Group

Address

Address line 1

Birchwood Park,

Address line 2

602 Aston Ave,

Address line 3

Risley,

Town/City

Warrington

County

Country

England

Postcode

WA3 6ZN

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

Proposed works to right hand gable viewed facing front elevation

- To fit lead under existing gable stone copings turned down to cover top edge of existing render (insufficient overhang on coping, no drip, water tracking being render causing damp within property)
- To replace chimney flashings in lead sheet to lead sheet associations recommendations (currently insufficient up-stand and lap over stone coping allowing water behind render and damp into property)
- To remove defective render around cracking back to sound substrate and reinstate in matching dashed render mix (currently obtaining sampling of render and plaster to determine existing mix and will be made good using same mix, assumed to be lime render until results confirm otherwise)
- To cut back, make good and/or point around quoins where render sitting proud of stone quoins (to prevent water tracking behind render and causing damp internally)
- Replace damaged plaster internally using lime plaster
- Decorate gable externally using Keim breathable paint system to matching colour
- Decorate internally to effected areas using breathable paint system or wall paper where existing
- Fit extract fan to bathroom, to be vented through clay air brick rather than modern flue
- Clean gutters and down pipes, where leaks in joints identified to be repaired as manufacturers directions (cast iron rainwater goods to be retained)

Has the development or work already been started without consent?

- Yes
 No

Listed Building Grading

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

Demolition of Listed Building

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

- Yes
 No

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

Application reference: 3/2021/1211

Decision: Refused

The decision noted indicated:

1 The proposed wall insulation is harmful to the special architectural and historic interest of the listed building because of its impact to the health ('breathability') of the historic fabric.

Comments:

- The application is deemed essential for the preservation of the building and its continued use and preserving health of resident as there is water ingress tracking behind render and into the property notably to bedroom and to Livingroom chimney breast although to a lesser extent by Quoins between front and gable elevation.
- The proposal is to use a breathable lime plaster internally with a breathable paint system
- The proposal is to obtain specialist sampling of dashed render and use the same materials and mix as original (if lime based this will be replicated)
- The proposal is to use a breathable keim paint system externally colour to match existing.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Chimney

Existing materials and finishes:
Lead flashings (inadequate and does not comply with lead sheet associations recommendations)

Proposed materials and finishes:
Lead flashing complying with lead sheet associations recommendations and finished with patination oil ensuring correct ustand and lap over render

Type:
Other

Other (please specify):
Stone copings

Existing materials and finishes:
Stone copings

Proposed materials and finishes:
Existing stone copings to be retained copings lifted to allow fitting of lead sheet under, lead treated with patination oil and lead turned down over top edge of render to prevent water ingress. Copings pointed and bed using lime mortar Damaged areas of stone repaired with specialist stone mortar repair system matching existing colour (to the extent required to prevent water ingress)

Type:
Other

Other (please specify):
Render

Existing materials and finishes:
Painted dashed render, areas cracked and de-bonded

Proposed materials and finishes:
Painted dashed render Cut back defective render, effect repair in matching dashed render (specialist sampling being undertaken to identify mix) Paint gable complete with keim breathable paint system

Type:
Rainwater goods

Existing materials and finishes:
Cast iron painted black

Proposed materials and finishes:
Cast iron painted black To be retained but overhauled to manufacturers directions where leaks present

Type:
Other

Other (please specify):
Airbrick

Existing materials and finishes:
Not applicable

Proposed materials and finishes:
Addition of a clay air brick to rear elevation allowing the addition of extract fan to bathroom without the introduction of modern flue externally

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

DESIGN ACCESS AND HERITAGE STATEMENT

3117_L_01 Existing Floor Plans and Elevations

3117_L_02 Proposed floor plans and elevations

3117_D_01 Chimney and coping works detail

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes

No

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?

The agent

The applicant

Other person

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

None provided

Date (must be pre-application submission)

24/11/2022

Details of the pre-application advice received

To submit formal application

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Certificate Of Ownership - Certificate A

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.

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Bernard

Surname

McNeill

Declaration Date

15/12/2022

Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and 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 persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

David Rudkin

Date

15/12/2022