

Ribble Valley Borough Council
Department of Development
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

16.07.24

RE: Planning Permission for proposed change of use and conversion of outbuilding to one dwelling, addition of front porch, addition of window openings and rooflights, replacement of windows and roof and party wall to be built up

Rock House, 24 Church Street, Clitheroe, BB7 2DG [3/2023/0931]

Dear sirs,

We seek to discharge with the conditions relating to the application for the above property. Conditions 1-8 associated with both the planning permission and listed building consent are the same. Condition 9 relates to the planning consent alone. We enclose additional information with respect to conditions 3, 4, 5, 8 & 9 as outlined below. Conditions 1, 2, 6 & 7 do not require any additional information to be submitted in order to be discharged.

Condition 3

Notwithstanding the submitted details, details or specifications of all new and replacement materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.



Main Building

Roof - Existing slates retained

Rooflights – Existing conservation rooflights to be retained [see photo below]



Rainwater goods – Front elevation existing lead lined stone trough gutter to be retained, replace existing downpipe with new 3" cast iron rainwater pipe painted [black]. Rear elevation new 4" cast iron half round gutter painted [black] supported by 4" plain half round steel square drive-in bracket galvanised painted [black], replace existing downpipe with new 3 "painted [black] cast iron rainwater pipe.

External Walls – New stonework to match existing, reclaimed stone already on site. Reclaimed natural stone heads and sills to match existing sourced from Steptoes yard Ltd., Altham.

Windows – New timber double glazed sliding sash windows painted [white] manufactured by Ellison & Groom Ltd, Blackburn.

External doors – New timber part glazed stable doors painted [white] manufactured by Ellison & Groom Ltd, Blackburn.

Entrance porch

Roof – Natural slates to match existing

[REDACTED] inted [black] cast iron half round gutter supported by 4" half round rafter bracket
cast iron rainwater pipe.

Timber framework – Oak

Side Addition

Roof - standing seam zinc roofing sheets undertaken by Merseyside Zinc Roofing

Rooflights – Velux low pitch rooflight 780x1180mm

Fascia – painted timber [black]

Rainwater goods - new 4" painted [black] cast iron half round gutter supported by 4" half round rafter bracket drains into 3" 3 "painted [black] cast iron rainwater pipe.

External Walls – New stonework to match existing, stone already on site. Reclaimed natural stone heads and sills to match existing sourced from Steptoes yard Ltd., Altham.

Windows – New timber double glazed sliding sash windows painted [white] manufactured by Ellison & Groom Ltd, Blackburn.

Condition 4

Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in strict accordance with the approved details.

For the main building the existing Velux conservation roof windows will be retained as per the image below.



Existing Velux Conservation rooflights to be retained to main building

For the side addition the pitch of the existing roof is being maintained which is a shallow pitch of 12° and so will require a low pitch roof light - a conservation roof light will not be compatible. A Velux low pitch rooflight is proposed as the only viable solution.



Proposed Velux – low pitch rooflight

Directors

David Baldwin BSc, DipArb, FICES, FRICS, FCI Arb
Brian Mason DipSurv, MRICS, AMICES, FaPS

Registered in England 04161419



Cert No. 6345
ISO 9001

Condition 5

Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation shall have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain-water goods, soffit/overhangs and window/door reveals and the proposed window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.

Please see the following additional Drawings:

BS 1235_10_Proposed Sections/Details

BS 1235_11_Proposed Door Details

BS 1235_12_Proposed Window Details

Condition 6

The window pane(s) as indicated to be obscure glazed within the details hereby approved shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

For the avoidance of doubt the obscure glazing shall be installed prior to first occupation of the dwelling hereby approved and shall remain as such and be retained in that manner in perpetuity thereafter.

Details of windows which are obscured glazing / non openable have already been submitted and approved and will be implemented.

Condition 7

The proposed fencing as indicated on the details hereby approved (Proposed Elevations: BS1235-07 Rev: A) shall be installed prior to first occupation of the dwelling hereby approved and thereafter retained.

Details of Proposed fencing and colouration already approved and will be implemented.

Condition 8

The proposed ecological/biodiversity enhancement(s), as contained within the submitted details shall be submitted to and approved in writing prior to the commencement of any works pursuant to the consent hereby approved. For the avoidance of doubt the submitted details shall include precise details of such provision(s) and timings/phasing for their installation. The development shall be carried out in accordance with the approved details/timings and such provision(s) thereafter retained in perpetuity.



As per the recommendations within the Preliminary Bat Roost Assessment it is proposed to fit two 'Eco House Martin Nest' bird boxes to the front elevation underneath the projecting stonework for the lead lined gutter at the eaves.



Condition 9

Prior to the commencement of development, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in the National Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national guidance / standards, with evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

occupied until the drainage works have been completed in accordance with the approved drainage scheme shall be retained, managed and maintained in accordance with the approved



The property has an existing drainage connection by way of a combined drain. Currently the surface water and foul water are both served by the same pipework which runs from the rear corner of the main building underneath the garage to an inspection chamber in front of the existing garage.

The property is a historic building accessed from a communal courtyard there is a small, elevated garden area to the side of the property which is 3.75m in width.

With respect to National Planning Practice Guidance the hierarchy of drainage options which are as follows:

1. Into the ground
2. To a surface water body
3. To a surface water sewer, highway drain or another drainage system
4. To a combined sewer

The surface water cannot drain into the ground as due to the site constraints it will not comply with building regulations which stipulate that a soakaway must not be used within 5m of a building or road [no point of the site is greater than 5m from a building], 2.5m of a boundary or in an area of unstable land in ground where the water table reaches the bottom of the soakaway at any time of the year.

The surface water cannot drain into a surface water body as there is no such feature on site.

The surface water cannot drain into a surface water sewer, highway drain or another drainage system as there are no such features on site.

The property has an existing combined foul drain which runs through the courtyard before connecting into the public sewer on York Street. No new connections will be made, and the property must be served via the existing combined drain. It is intended to keep foul and surface water separate up until the point where they connect into the existing inspection chamber. Please see drawing ref BS1235_13_Proposed Drainage Plan.

We trust that the details and further information detailed within this letter will be sufficient for all outstanding conditions to be discharged. Please feel free to contact the undersigned if you require anything further.

Yours faithfully,



Nick White

Building Surveyor