

320110371P

HERITAGE STATEMENT

**Re: Planning application for Change of Use A1 shop to
A1 shop and Sui generis beauty treatment rooms**

23 King Street
Clitheroe

12/05/2011 14:00:00

**P O Box 97
Bolton
Lancs.
BL1 9PT**

May 2011

INTRODUCTION

Dickman Associates have been asked to prepare this heritage statement on behalf of Becky Stephenson, the applicant seeking planning consent for the change of use of 23 King Street, Clitheroe from Class A1 shop to part Class A1 retail and part sui generis beauty treatment rooms.

SITE LOCATION AND DESCRIPTION

The property is located on the southern side of King Street in Clitheroe town centre. King Street is located between the Railway Station / Booths and Castle Street / Market Place. The subject property sits between two dwellings. The majority of properties on King Street are in retail and town centre uses including shops, restaurants/cafes, estate agents and the police station.

King Street is a two way street with time limited parking on its southern side only. There is a mixture of different architectural styles mainly of Victorian age. The subject property is stone built with a slate tile roof. It provides three floors of accommodation. The ground floor has an existing shopfront with the door set toward the western side of the frontage and a large shop window with timber surround and a retractable canopy/awning. The wall below the window is rendered to match the stonework at first floor and there are brick sets in front of the unit up to the back of pavement. (See attached photographs of the site and the street scene).

PLANNING HISTORY

Having reviewed the records held by Ribble Valley Borough Council (RVBC) there has only been one application on this property prior to the current proposal. This was made in 2001 (LPA ref No 3/2001/0018) and was for change of use from dwelling to shop. It was approved subject to conditions on 13.2.01. There were two conditions namely the then standard 5 year time limit for implementing a condition and a second condition limiting the hours of opening to between 8am and 6pm.

PLANNING POLICY

The relevant planning policy documents are PPS5, the RVBC Local Plan and the Clitheroe Conservation Area Appraisal.

PPS5 Planning for the Historic Environment is the predecessor of PPG15. It recognises the value of the historic environment and the contribution it makes socially, economically and culturally today. Also, those historic environments should be managed intelligently to ensure their continuing contribution to our heritage.

The RVBC adopted Local Plan shows the subject property lying within the town centre of Clitheroe and within the Conservation Area (CA).

The Clitheroe Conservation Area Appraisal was prepared in 2005 it seeks to record and analyse particular features of Clitheroe's historic environment. Whilst King Street is noted as a 19th century street, built about the time the railway came to Clitheroe circa 1850, and is within the CA, the subject site is not one of the buildings to which special interest is attached in justifying the CA designation.

The majority of buildings in the CA, including the application property, are stone built with a few brick exceptions like the Old Post Office directly opposite the subject site, built in the post railway era. No 23, like its neighbours, has a slate tile roof including a dormer.

King Street is within detailed Character Area 2 in the CA Appraisal document. It is a late 19th century street comprised of commercial buildings and a compact area of terraced housing. The bend in the street means clear vistas between its two parts are not possible. It is an extension of the town's shopping area offering specialist shopping.

THE PROPOSAL

This application is for a change of use from A1 shop to part A1 and part sui generis. The front part of the unit will remain as a shop while the rear of the ground floor and the first floor will be used as beauty treatment rooms. The shop will sell beauty products.

There will be no alteration to the premises and the façade will be maintained as it is, though in due course new signage for the proposed business will be required.

CONCLUSION

The application proposes no material change to the frontage of the property and is wholly in keeping with the town centre and its immediate surroundings. The proposed change of use should therefore be approved.

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23 King Street, Clitheroe



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General View of King Street, No 23 can be seen about half down with the agent's board on it

