



**RIBBLE VALLEY
BOROUGH COUNCIL**

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

09 JAN 2012

FOR THE
ATTENTION OF

For office use only

Application No: 320120032 P

Date received

Fee paid £

Receipt No:

Application for Planning Permission and conservation area consent for demolition in a conservation area.

Town and Country Planning Act 1990

Planning (Listed Building and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title:	First name:		
Last name:			
Company (optional): SMITHS GORE			
Unit:	House number:	House suffix:	
House name: C/O AGENT			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:	First name:		
Last name:			
Company (optional): SMITHS GORE			
Unit:	House number:	House suffix:	
House name:			
Address 1: LONDISCLIFFE ROAD			
Address 2:			
Address 3:			
Town: DARLINGTON			
County: DURHAM			
Country:			
Postcode: DL3 7JX			

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

AND APPLICATION TO CHANGE THE USE OF '5 CHURCH STREET, CLITHEROE' FROM A GROUND FLOOR PHARMACY (USE CLASS A1) AND OFFICE SPACE ON THE FIRST AND SECOND FLOOR (USE CLASS B1) TO AN ESTATE AGENCY ON THE GROUND FLOOR (USE CLASS A2) AND OFFICE SPACE ON THE FIRST AND SECOND FLOOR (USE CLASS B1) WITH THE ATTIC AND BASEMENT TO BE USED FOR STORAGE OF ARCHIVE FILES AND GENERAL STORAGE, INCLUDING PARTIAL DEMOLITION TO THE REAR OF THE BUILDING

Has the building, work or change of use already started? ☐ Yes ☒ No

If Yes, please state the date when building, works or use were started (DD/MM/YYYY):
(date must be pre-application submission)

N/A

Has the building, work or change of use been completed? ☐ Yes ☒ No

If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY):
(date must be pre-application submission)

N/A

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

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

☐ Yes ☒ No

If Yes, please provide details:

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

☐ Yes ☒ No

If Yes, please provide details:

8. 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

If Yes, please provide details of the name, relationship and role

9. Explanation for Proposed Demolition Work

320120032P

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

THIS SECTION OF THE BUILDING IS BEYOND ECONOMIC REPAIR.

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☒	☐
Roof			☒	☐
Windows			☒	☐
Doors			☒	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
Lighting			☒	☐
Others (please specify)			☐	☐

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:

DESIGN AND ACCESS STATEMENT
HERITAGE STATEMENT
DRAWING 2810/100**11. Vehicle Parking**

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles		2/A	
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant *AS EXISTING*

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

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

N/A

14. 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

16. 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 construction - Recommendations'.

13. 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 a 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 ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

15. Existing Use

Please describe the current use of the site:

N/A VACANT

Is the site currently vacant? ☒ Yes ☐ No

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

PHARMACY & OFFICE

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

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
A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

N/A

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes

☒ No

320120052 P
Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total proposed residential units (A+B+C+D) =
Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total existing residential units (E+F+G+H) =
TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐	78.87	78.87		
Net tradable area:	☒				
A2 Financial and professional services	☐			78.87	78.87
A3 Restaurants and cafes	☒				
A4 Drinking establishments	☒				
A5 Hot food takeaways	☒				
B1 (a) Office (other than A2)	☐	142.75		142.75	
B1 (b) Research and development	☒				
B1 (c) Light industrial	☒				
B2 General industrial	☒				
B8 Storage or distribution	☒				
C1 Hotels and halls of residence	☒				
C2 Residential institutions	☒				
D1 Non-residential institutions	☒				
D2 Assembly and leisure	☒				
OTHER	☐				
Please specify	☐				
Total		221.62	78.87	221.62	78.87

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please specify		☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees	11		11

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
ESTATE AGENCY	09.00-17.30	09.00-13.00	—	
OFFICE	09.00-17.30	—	—	

22. Site Area

Please state the site area in hectares (ha) 0.01

23. 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:

320120032P

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. Ownership Certificates

One certificate A, B, C, or D must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & Regulation 6 of the 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 or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served
LLYONS PHARMACY	410 JOHNSON FLOWS, CHARTER HOUSE, 163 NEWCASTLE STREET, BIRMINGHAM B3 1SU	8/12/2011

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



05/01/2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****320120032 P****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

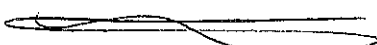
26. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**
Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:


--

Date (DD/MM/YYYY):

05/01/2012

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

27. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



28. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



05/01/2012 (date cannot be pre-application)

29. Applicant Contact Details

Telephone numbers

Extension number:

Country code:

National number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

30. Agent Contact Details

Telephone numbers

Extension number:

Country code:

National number:

01325 462966

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

01325 381139

Email address (optional):

jennifer.hadland@smithsgore.co.uk

31. 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)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

MR DAVID STEEL

01772 663120

Email address:

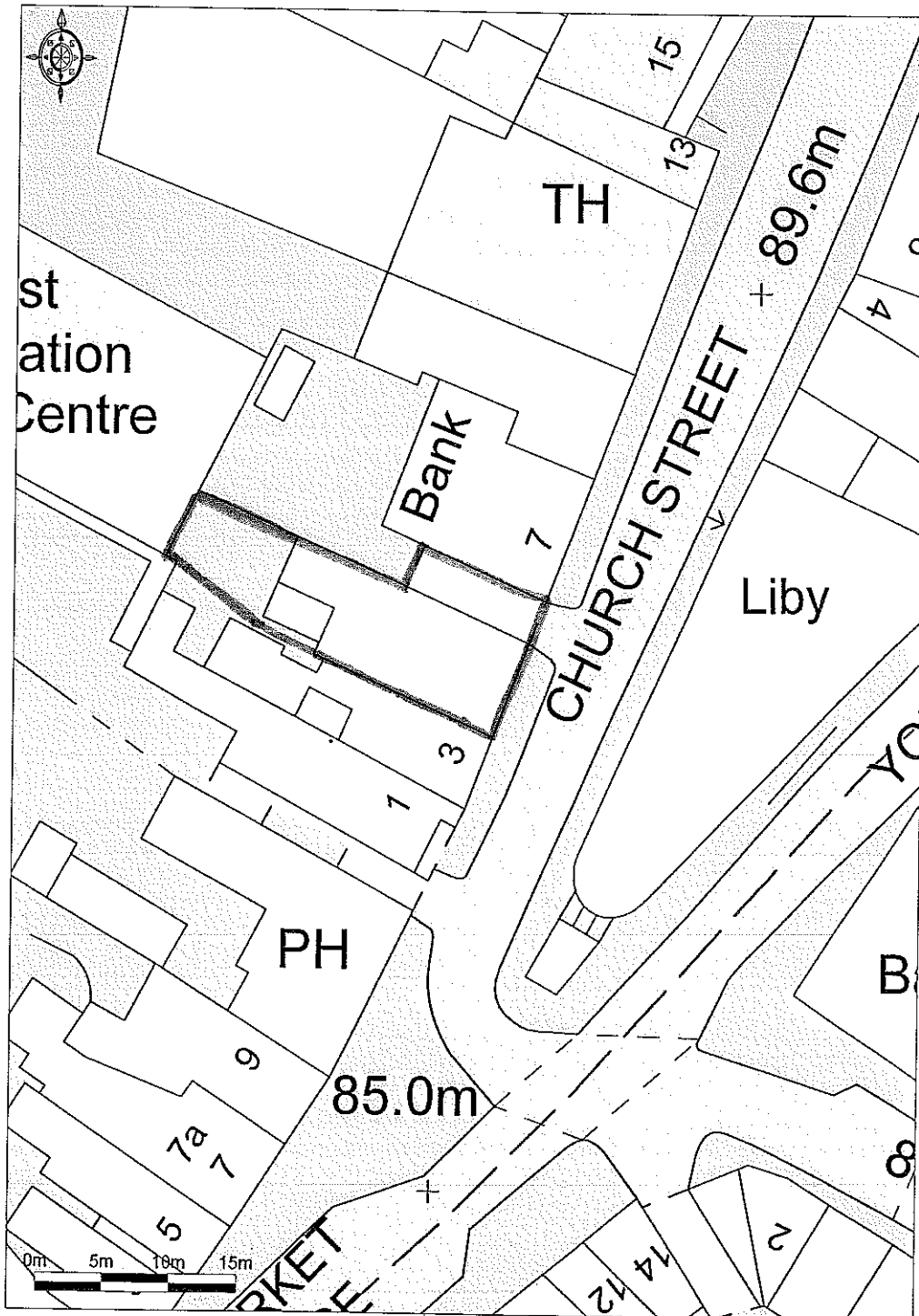
david.steel@smithsgore.co.uk

5 Church Street, Clitheroe

320120032P

UK AND OVERSEAS PROPERTY CONSULTANTS


SMITHSGORE



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The plan is published for convenience only. Although thought to be correct, its accuracy cannot be guaranteed and it does not form part of the contract.

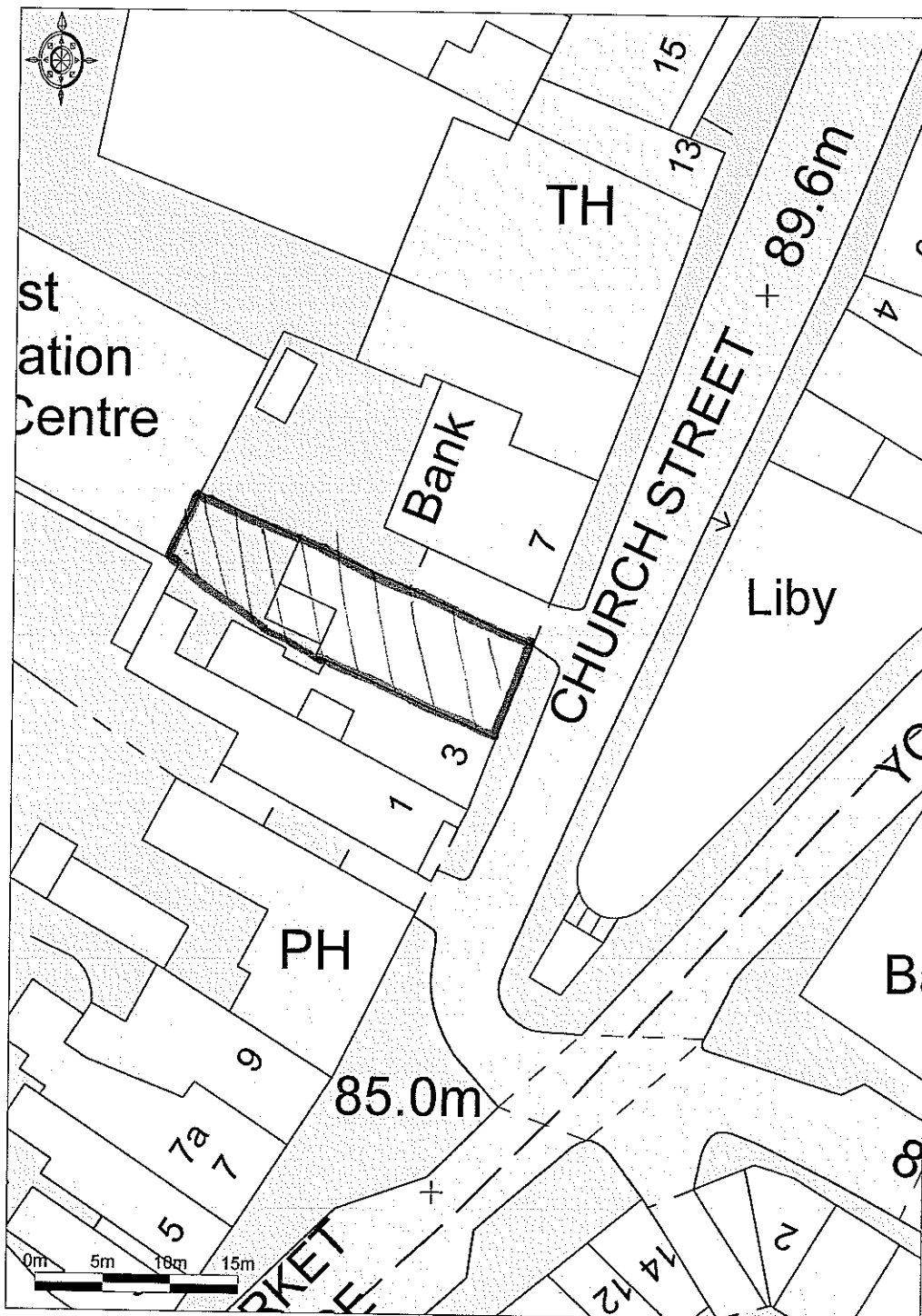
GROUND FLOOR

5 Church Street, Clitheroe

320120032P

UK AND OVERSEAS PROPERTY CONSULTANTS

SG
SMITHSGORE



Promap

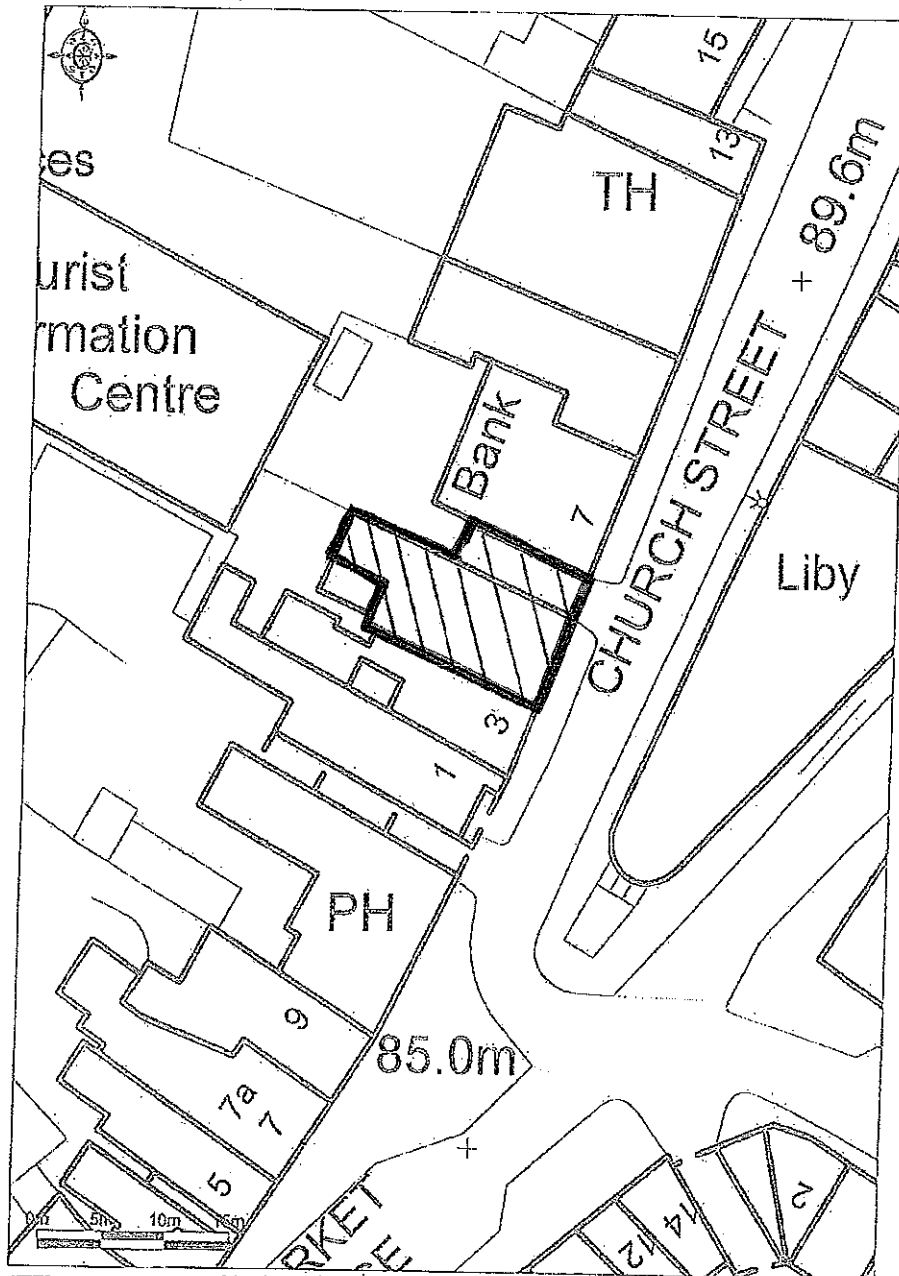
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Licence number 100020449. Plotted Scale: 1:500

The plan is published for convenience only. Although thought to be correct its accuracy cannot be guaranteed and it does not form part of the contract

320120032P

5 Church Street, Clitheroe, Lancashire, BB7 2DD

FIRST FLOOR

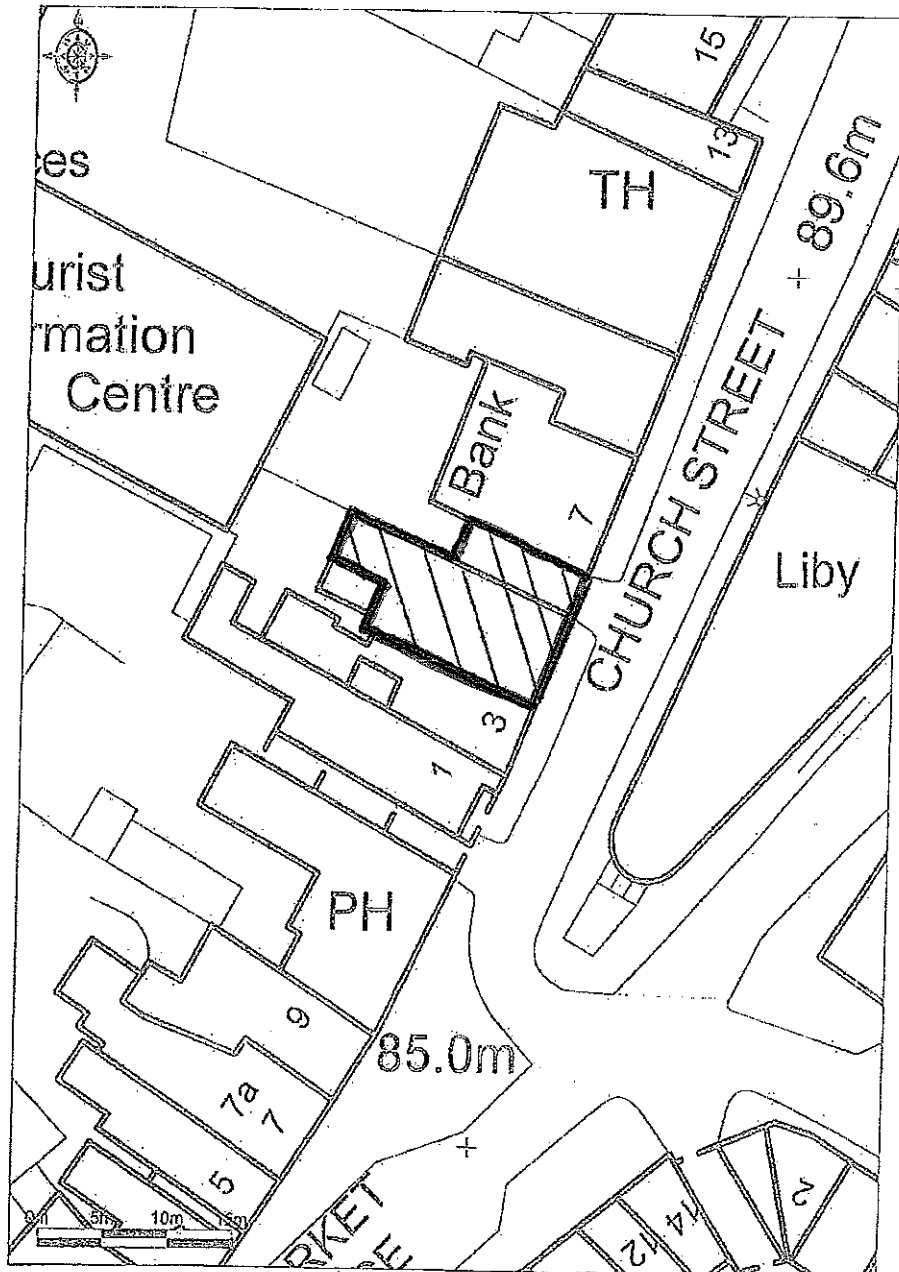


Promap

Online Survey © Crown Copyright 2016. All rights reserved.
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5 Church Street, Clitheroe, Lancashire, BB7 2DD

SECOND FLOOR



 Promap[®]

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Licence number 100040416. Expiry date: 1-3-21

320120032P

**Application for Planning Permission for the Change of Use of '5 Church Street,
Clitheroe'**

Design and Access Statement

**Smiths Gore
26 Coniscliffe Road
Darlington
DL3 7JX**

January 2012

5 Church Street, Clitheroe – Change of Use application Design & Access Statement

Introduction

This statement has been prepared at the request of Ribble Valley Borough Council to accompany an application for planning permission to change the use of '5 Church Street, Clitheroe'.

This statement should also be read in conjunction with the Heritage Statement submitted as part of this application, as prepared by Smiths Gore.

The building is located on Church Street in Clitheroe town centre. It is currently vacant, having previously been used as a Pharmacy and office space. This application is for a change of use from a ground floor Pharmacy (Use Class A1) and office space on the first and second floors (Use Class B1) to an Estate Agency on the ground floor (Use Class A2) and office space on the first and second floors (Use Class B1) with the attic and basement to be used for storage of archive files and general storage.

Change of Use

The change of the use of the building introduces one of the UK's leading firms of rural chartered surveyors and property consultants into the wider mix of uses of the area in Clitheroe, increasing local employment opportunities and ensuring the future viability of the premises.

There will be limited additional impact on the site and surrounding area. The first and second floor will remain as office space and the ground floor will become an Estate Agency.

There are already existing A2 Use Classes on Church Street. These include an Estate Agency (6-8 Church Street) and a Bank (7 Church Street). This indicates the suitability of further A2 use classes in this area.

Internal Alterations to the Building

Although the majority of the building will remain the same, there are some minor internal changes proposed to the building. The existing south west extension is to be demolished as the existing structure is unsuitable for the proposed use.

Appearance

Changes are to occur to the existing advertisement on the façade of the building. This is addressed in greater detail in an application for consent to display advertisements which has been submitted as a separate application.

Layout

The layout to the internal use of the building will change in due course, however, these changes will be addressed in a separate application for Listed Building consent which will be prepared and submitted by AJH Associates.

Access

Access to the building will be as existing, via Church Street. The ground floor of the building will have level access (including a ramp) to ensure that the building is accessible for all as well as sufficient turning space in reception for wheelchair users.

In addition to the building having a level access and being DDA compliant, a downstairs WC is included within the design to ensure satisfactory access for people with disabilities.

Conclusion

The proposed change of use to the ground floor of 5 Church Street, Clitheroe (from Use Class A1 to Use Class A2) is in keeping with the existing uses on Church Street and the surrounding area. The alterations to the appearance of the building and the proposed change of use are not considered harmful to the Conservation Area or the Listed Building.

In conclusion, the change of use from a pharmacy to an estate agency will have a minimal impact upon the Conservation Area. Indeed, it is considered that the proposed development will enhance the Conservation Area and the surrounding environment by bringing the currently vacant building back into a viable use.

Every effort has been made to take account of any relevant planning issues that may emerge through the consideration of the application. Notwithstanding this, we are willing to discuss any aspect of the proposal with the Local Planning Authority.

320120032P

**Application for Planning Permission for the Change of Use of '5 Church Street,
Clitheroe'**

Design and Access Statement

**Smiths Gore
26 Coniscliffe Road
Darlington
DL3 7JX**

January 2012

5 Church Street, Clitheroe – Change of Use application

Design & Access Statement

9280137558

Introduction

This statement has been prepared at the request of Ribble Valley Borough Council to accompany an application for planning permission to change the use of '5 Church Street, Clitheroe'.

This statement should also be read in conjunction with the Heritage Statement submitted as part of this application, as prepared by Smiths Gore.

The building is located on Church Street in Clitheroe town centre. It is currently vacant, having previously been used as a Pharmacy and office space. This application is for a change of use from a ground floor Pharmacy (Use Class A1) and office space on the first and second floors (Use Class B1) to an Estate Agency on the ground floor (Use Class A2) and office space on the first and second floors (Use Class B1) with the attic and basement to be used for storage of archive files and general storage.

Change of Use

The change of the use of the building introduces one of the UK's leading firms of rural chartered surveyors and property consultants into the wider mix of uses of the area in Clitheroe, increasing local employment opportunities and ensuring the future viability of the premises.

There will be limited additional impact on the site and surrounding area. The first and second floor will remain as office space and the ground floor will become an Estate Agency.

There are already existing A2 Use Classes on Church Street. These include an Estate Agency (6-8 Church Street) and a Bank (7 Church Street). This indicates the suitability of further A2 use classes in this area.

Internal Alterations to the Building

Although the majority of the building will remain the same, there are some minor internal changes proposed to the building. The existing south west extension is to be demolished as the existing structure is unsuitable for the proposed use.

Appearance

Changes are to occur to the existing advertisement on the façade of the building. This is addressed in greater detail in an application for consent to display advertisements which has been submitted as a separate application.

Layout

The layout to the internal use of the building will change in due course, however, these changes will be addressed in a separate application for Listed Building consent which will be prepared and submitted by AJH Associates.

Access

Access to the building will be as existing, via Church Street. The ground floor of the building will have level access (including a ramp) to ensure that the building is accessible for all as well as sufficient turning space in reception for wheelchair users.

In addition to the building having a level access and being DDA compliant, a downstairs WC is included within the design to ensure satisfactory access for people with disabilities.

Conclusion

The proposed change of use to the ground floor of 5 Church Street, Clitheroe (from Use Class A1 to Use Class A2) is in keeping with the existing uses on Church Street and the surrounding area. The alterations to the appearance of the building and the proposed change of use are not considered harmful to the Conservation Area or the Listed Building.

In conclusion, the change of use from a pharmacy to an estate agency will have a minimal impact upon the Conservation Area. Indeed, it is considered that the proposed development will enhance the Conservation Area and the surrounding environment by bringing the currently vacant building back into a viable use.

Every effort has been made to take account of any relevant planning issues that may emerge through the consideration of the application. Notwithstanding this, we are willing to discuss any aspect of the proposal with the Local Planning Authority.

**Application for Planning Permission for the Change of Use of '5 Church
Street, Clitheroe'**

Heritage Statement

**Smiths Gore
26 Coniscliffe Road
Darlington
DL3 7JX**

January 2012

Heritage Statement in support of the Application for Planning Permission for the Change of Use of '5 Church Street, Clitheroe' from a Ground Floor Pharmacy (Use Class A1) and Office Space on the First and Second Floors (Use Class B1) to an Estate Agency on the Ground Floor (Use Class A2) and Office Space on the First and Second Floors (Use Class B1) with the Attic and Basement to be used for Storage of Archive Files and General Storage

Introduction

This statement has been prepared at the request of Ribble Valley Borough Council to accompany an application for planning permission to change the use of '5 Church Street, Clitheroe'.

This statement should also be read in conjunction with the Design and Access Statement, as prepared by Smiths Gore.

Planning Policy Context

Ribble Valley Borough Local Plan was adopted in June 1998 and contains policies related to the historic environment. These policies were based on government guidance set down in PPG16 (Archaeology and Planning, 1990) and PPG15 (Planning and the Historic Environment, 1994).

This guidance has now been superseded by Planning Policy Statement 5 (PPS5) 'Planning for the Historic Environment'. PPS5 was published on 23rd March 2010 and sets out the Government's national policies on the conservation of the historic environment along with the accompanying Historic Environment Planning Practice Guide. It provides a framework for the investigation of sites and the management of heritage assets, including Conservation Areas, Listed Buildings, non-listed historic buildings and archaeological remains, which are considered to be a finite and non-renewable resource.

Various policies in the Ribble Valley Borough Local Plan expired in September 2007; however, these do not include policies relating to the historic environment.

Paragraph 6 of PPS5 confirms that planning has a key role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places.

The guidance goes on to suggest that the Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Paragraph 7 of PPS5 recognises that managed change may sometimes be necessary if heritage assets are to be maintained for the long term and Local Planning Authorities should also take account of the wider social, cultural, economic and environmental benefits of heritage conservation.

Policy HE7 of PPS5 sets out a number of general policy principles guiding the determination of applications for consent relating to all heritage assets. Policy HE7.2 suggests, in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations.

Assessment of the Heritage Asset

5 Church Street, Clitheroe, is located within the Clitheroe Conservation Area and is a Grade II Listed building. Please see appendix 1 for further information.

The property was previously used by Lloyds Pharmacy as a pharmacy on the ground floor, with office space on the first and second floor. This application is to change the use from a pharmacy on the ground floor to an estate agency. The first and second floor will continue to be used as office space.

The change of use for the property is in context with the existing uses located on Church Street and will not have an adverse impact on the listed building or the Conservation Area.

There are already existing A2 Use Classes on Church Street. These include an Estate Agency (6-8 Church Street) and a Bank (7 Church Street). This indicates the suitability of further A2 use classes in this area.

We are proposing only minor elements of demolition to the building and this will be detailed within the plans that will be submitted as part of the application for Listed Building Consent. This will be submitted separately by AJH Associates.

In addition, we have submitted an application for Consent to Display an Advertisement at 5 Church Street, Clitheroe. This has been submitted in tandem with the Change of Use application.

Proposed Changes

The proposed fascia of the Estate Agency will be a bespoke design of high quality that will be in keeping with the character of the wider Conservation Area. Further details on the fascia design can be found within the accompanying Design and Access Statement prepared in support of this application, as well as the planning application submitted separately for consent to display an advertisement.

Materials

The application site lies within the Conservation Area of Clitheroe. We therefore propose using high quality materials that are in keeping with the Conservation Area setting and the materials used on the adjacent / surrounding properties.

We will be creating a frontage in keeping with the surrounding area, as well as bringing the wrought iron bracket back into use through the installation of a projecting sign (please see the application for consent to display an advertisement for further details). The re-use of this feature is in keeping with the history and character of the setting of the building.

There are changes proposed to the internal layout and these will be set out in the accompanying existing and proposed layout plans prepared by AJH Associates as part of the Listed Building application.

Listed Building

Please find attached the List Entry Summary from English Heritage providing further details on the Grade II listed building.

Conclusion

The proposed change of use to the ground floor of 5 Church Street, Clitheroe (from Use Class A1 to Use Class A2) is in keeping with the existing uses on Church Street and the surrounding area. The alterations to the appearance of the building and the proposed change of use are not considered harmful to the Conservation Area or the Listed Building.

Appendix 1 – List Entry Summary

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List Entry Number: 1072377

Location

3 AND 5, CHURCH STREET

The building may lie within the boundary of more than one authority.

County: Lancashire

District: Ribble Valley

District Type: District Authority

Parish: Clitheroe

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 30-Sep-1976

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 182797

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CHURCH STREET

1.

5295

(West Side)

Nos 3 and 5

SD 7441 1/133

II GV

2

Dated 1836 on rain water head and on inscription on one of quoins to left. Moulded eaves cornice and band. 3 storeys, rendered, carved as stone. 2 and 4 windows, most hung sashes with glazing bars. Ground floor to left in channelled rustication with 1 modern window and 3 steps to C19 door of 5 panels, rectangular fanlight. Rusticated ground floor to right with segmental-headed carriage entry and modern shop front with 2 bowed lights with glazing bars, centre door. To left, passage entry with round head.

Nos 1 to 23 (odd) form a group with the Parish Church of St Mary Magdalene, Nos 7 to 13 being buildings of local interest only.

Listing NGR: SD7439341943

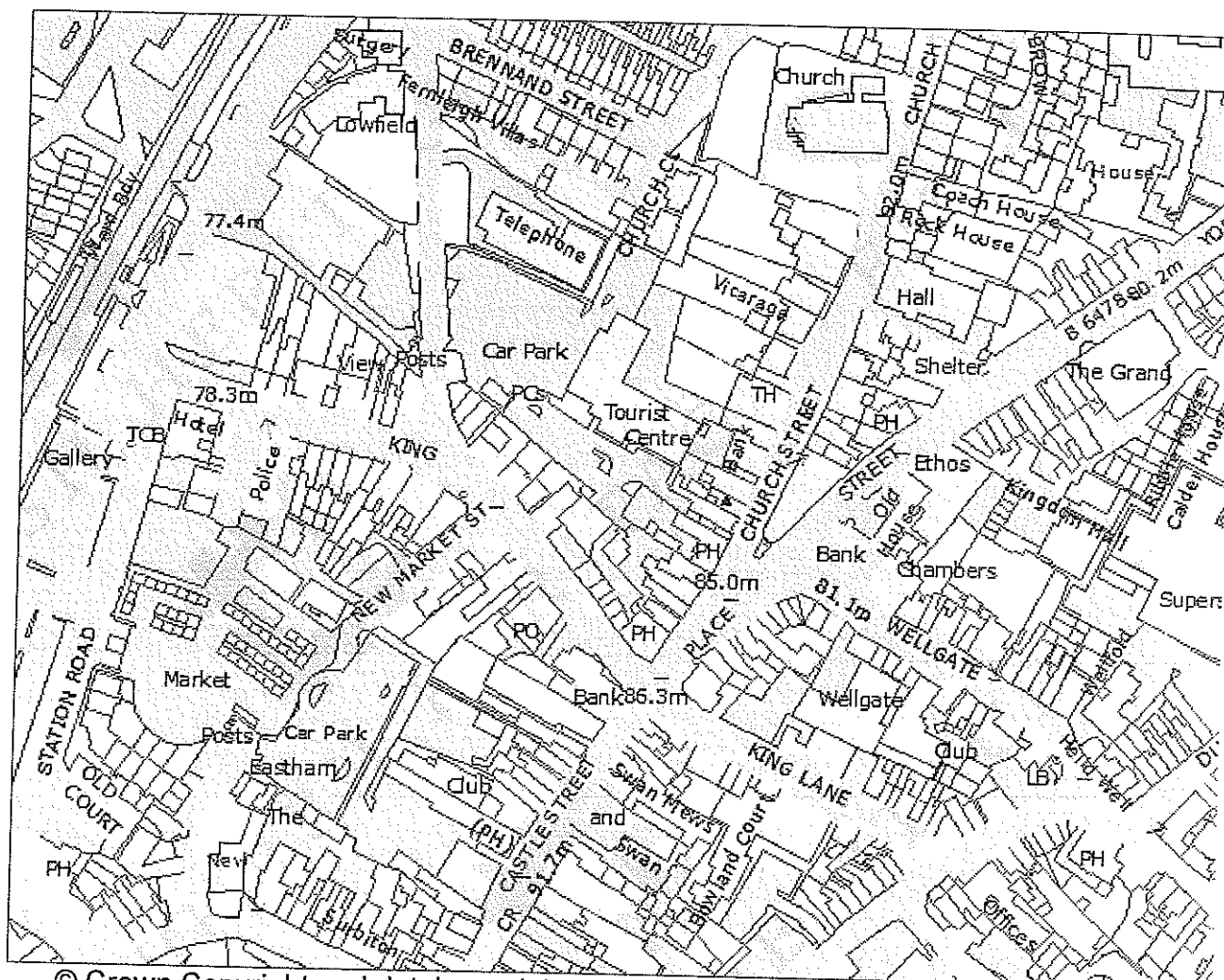
Selected Sources

Legacy Record - This information may be included in the List Entry Details.

Map

National Grid Reference: SD 74393 41943

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1072377.pdf](#)



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320120032P

**Application for Planning Permission for the Change of Use of '5 Church
Street, Clitheroe'**

Heritage Statement

**Smiths Gore
26 Coniscliffe Road
Darlington
DL3 7JX**

January 2012

Heritage Statement in support of the Application for Planning Permission for the Change of Use of '5 Church Street, Clitheroe' from a Ground Floor Pharmacy (Use Class A1) and Office Space on the First and Second Floors (Use Class B1) to an Estate Agency on the Ground Floor (Use Class A2) and Office Space on the First and Second Floors (Use Class B1) with the Attic and Basement to be used for Storage of Archive Files and General Storage

Introduction

This statement has been prepared at the request of Ribble Valley Borough Council to accompany an application for planning permission to change the use of '5 Church Street, Clitheroe'.

This statement should also be read in conjunction with the Design and Access Statement, as prepared by Smiths Gore.

Planning Policy Context

Ribble Valley Borough Local Plan was adopted in June 1998 and contains policies related to the historic environment. These policies were based on government guidance set down in PPG16 (Archaeology and Planning, 1990) and PPG15 (Planning and the Historic Environment, 1994).

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Assessment of the Heritage Asset

5 Church Street, Clitheroe, is located within the Clitheroe Conservation Area and is a Grade II Listed building. Please see appendix 1 for further information.

The property was previously used by Lloyds Pharmacy as a pharmacy on the ground floor, with office space on the first and second floor. This application is to change the use from a pharmacy on the ground floor to an estate agency. The first and second floor will continue to be used as office space.

The change of use for the property is in context with the existing uses located on Church Street and will not have an adverse impact on the listed building or the Conservation Area.

There are already existing A2 Use Classes on Church Street. These include an Estate Agency (6-8 Church Street) and a Bank (7 Church Street). This indicates the suitability of further A2 use classes in this area.

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Conclusion

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Appendix 1 – List Entry Summary

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List Entry Number: 1072377

Location

3 AND 5, CHURCH STREET

The building may lie within the boundary of more than one authority.

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District: Ribble Valley

District Type: District Authority

Parish: Clitheroe

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 30-Sep-1976

Date of most recent amendment: Not applicable to this List entry.

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CHURCH STREET

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5295

(West Side)

Nos 3 and 5

SD 7441 1/133

II GV

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Nos 1 to 23 (odd) form a group with the Parish Church of St Mary Magdalene, Nos 7 to 13 being buildings of local interest only.

Listing NGR: SD7439341943

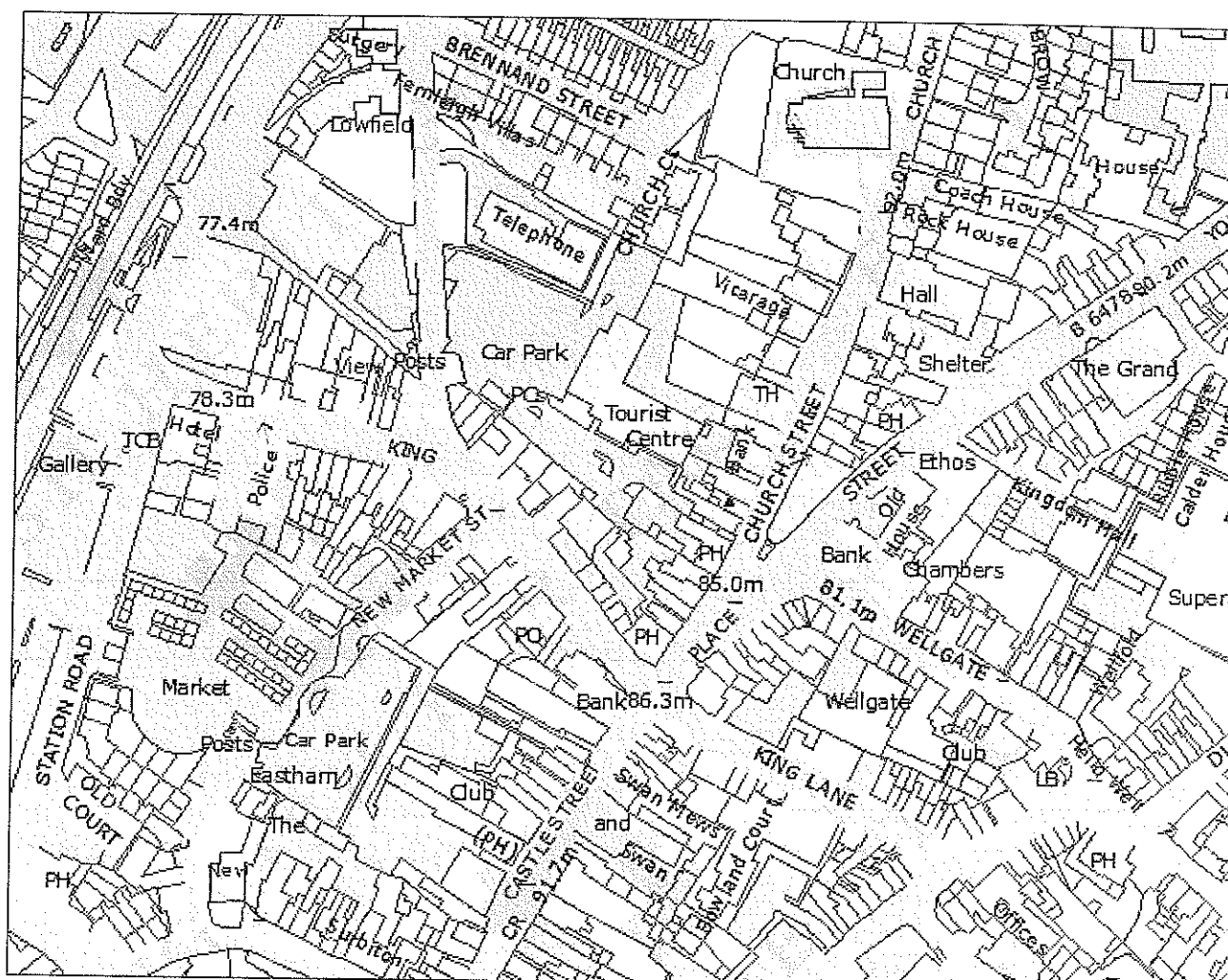
Selected Sources

Legacy Record - This information may be included in the List Entry Details.

Map

National Grid Reference: SD 74393 41943

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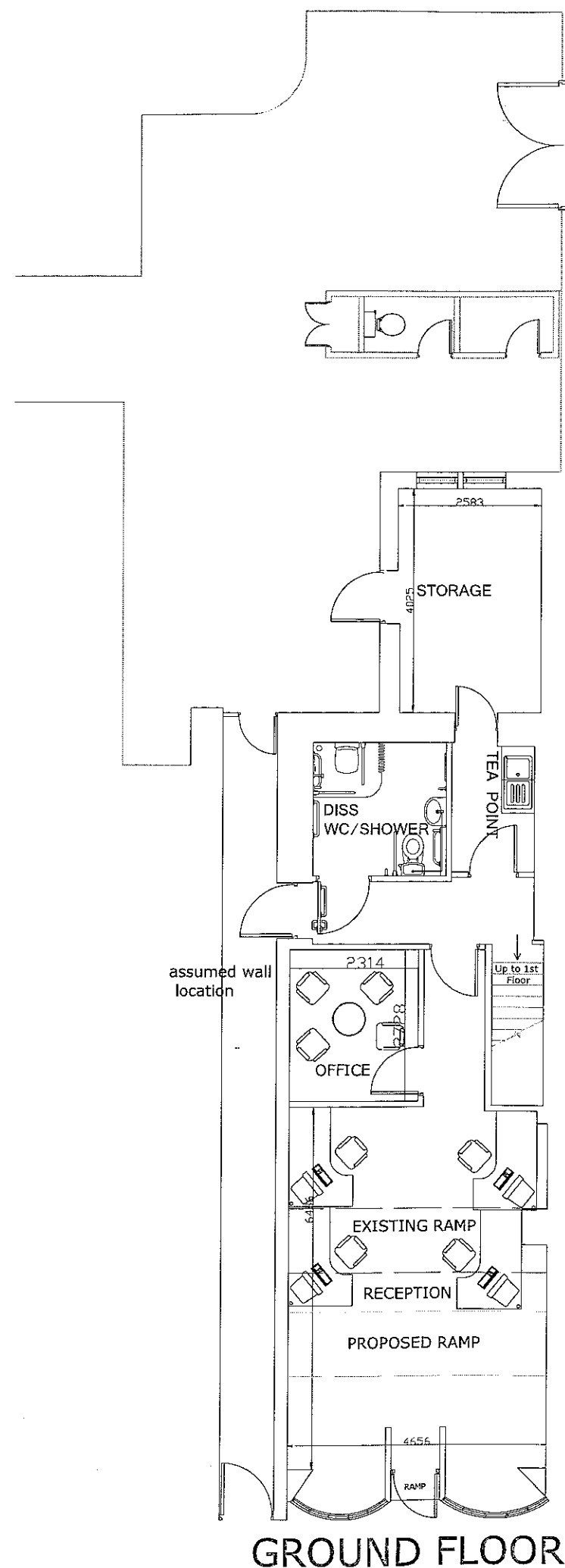


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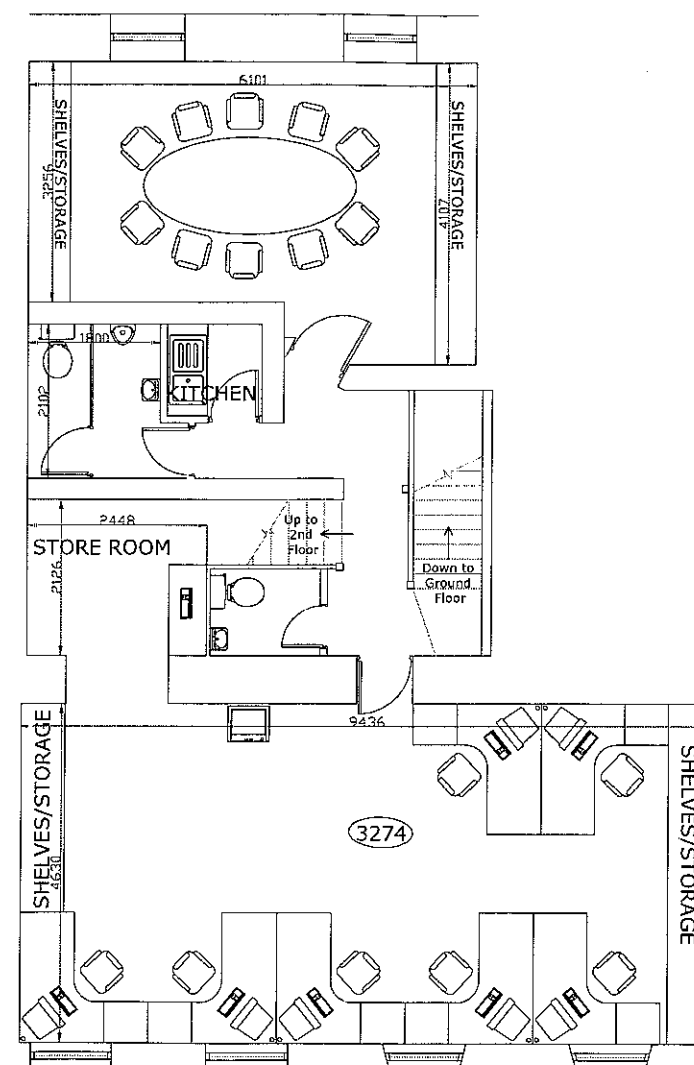
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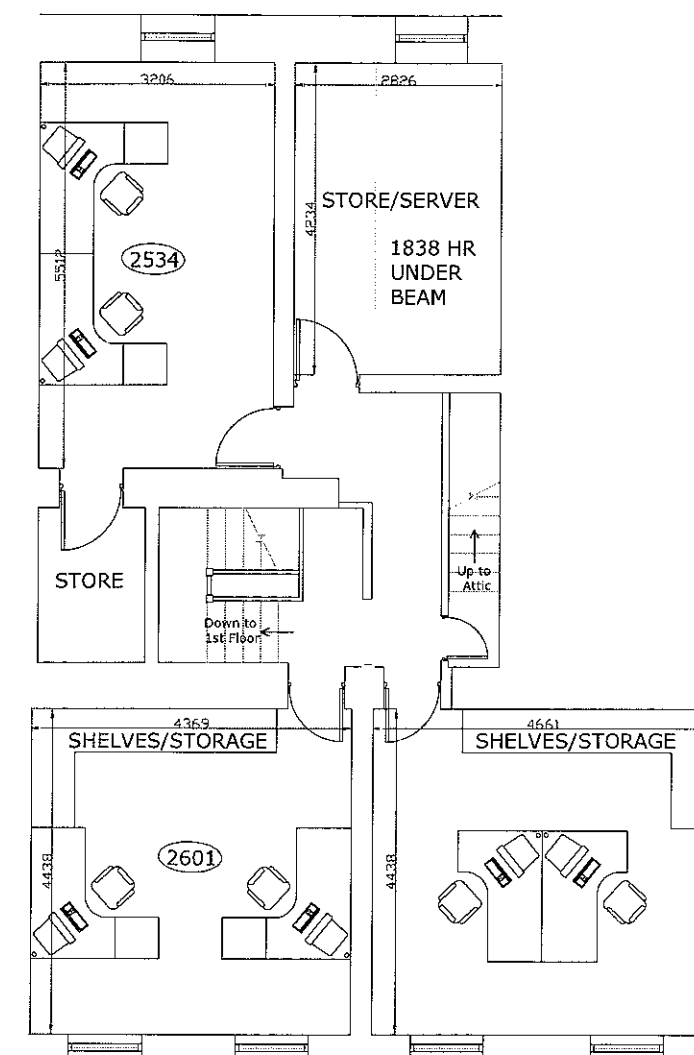
320120032P



GROUND FLOOR



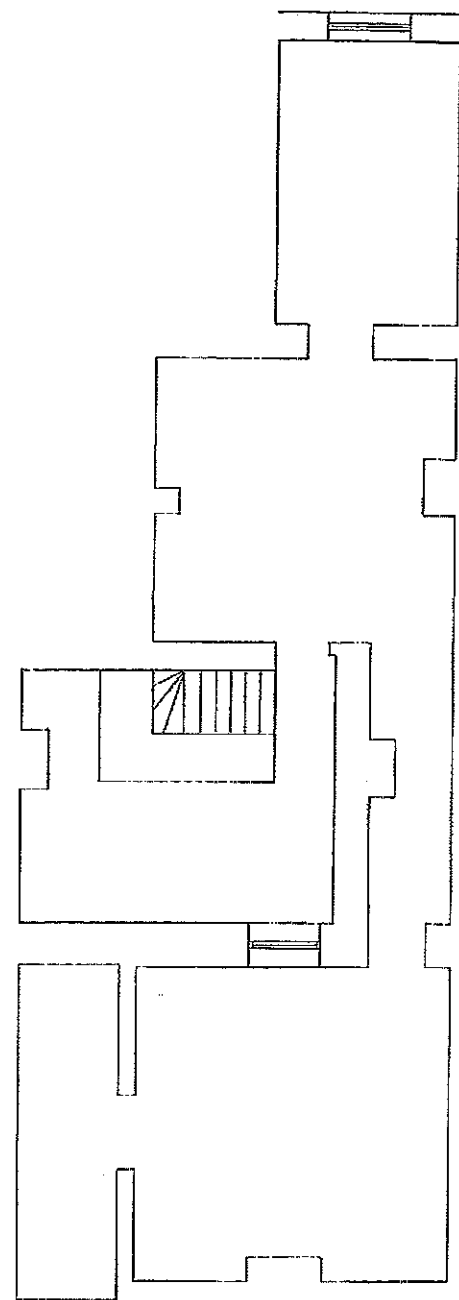
FIRST FLOOR



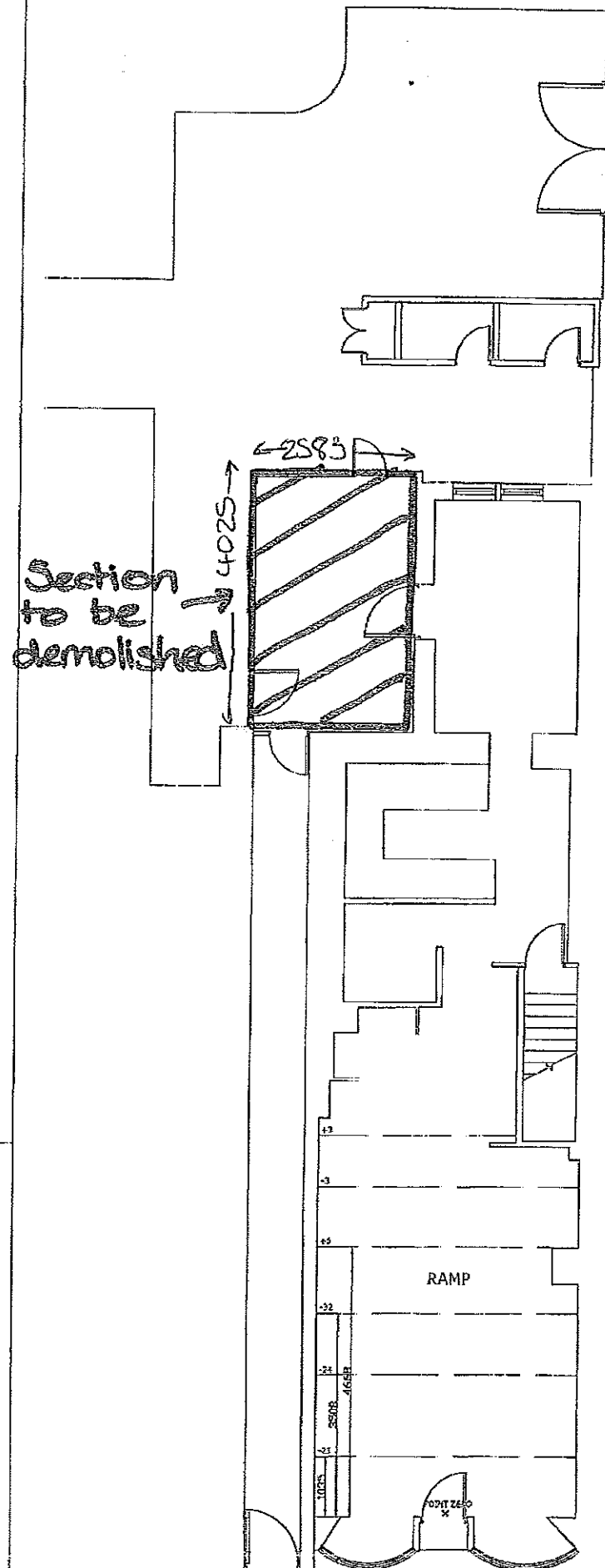
SECOND FLOOR

Description	Rev	Date	By
AJH ASSOCIATES Chartered Building Surveyors 21 Donfield Court Preston Park Road Clitheroe Lancs BB7 1QS Tel: 01200 429997 Fax: 01200 429998 e-mail: info@ajh-associates.co.uk www.ajh-associates.co.uk			
Client	SMITHS GORE		Scale
Project	LLOYDS CHEMIST CLITHEROE		1:50
Description	PROPOSED PLANS GROUND FIRST & SECOND FLOOR		Date
Checked	TH		06/12/2011
No	2840/200		By
DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE.		DW	

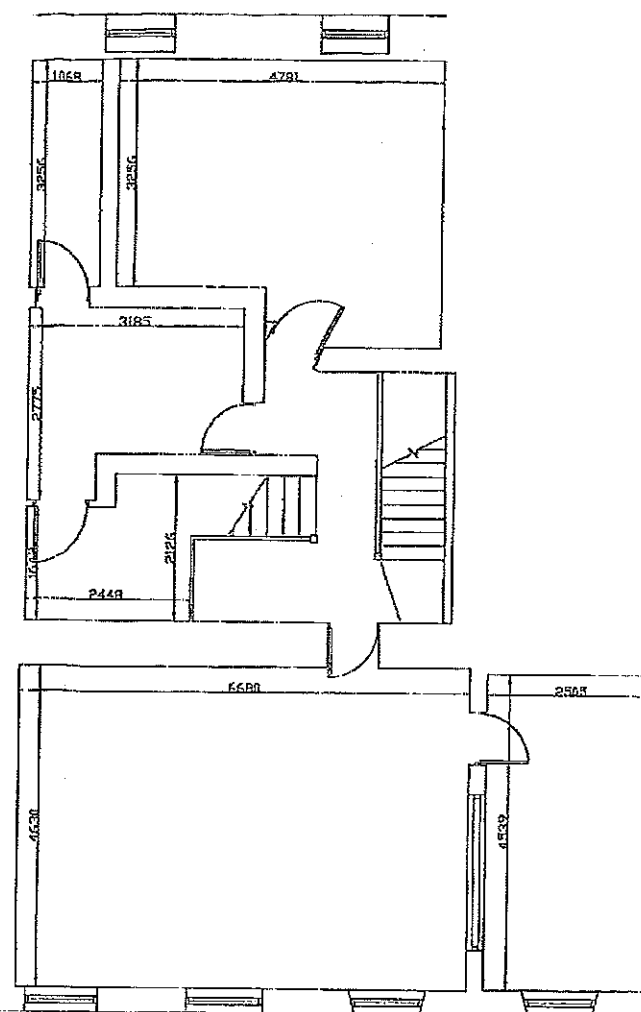
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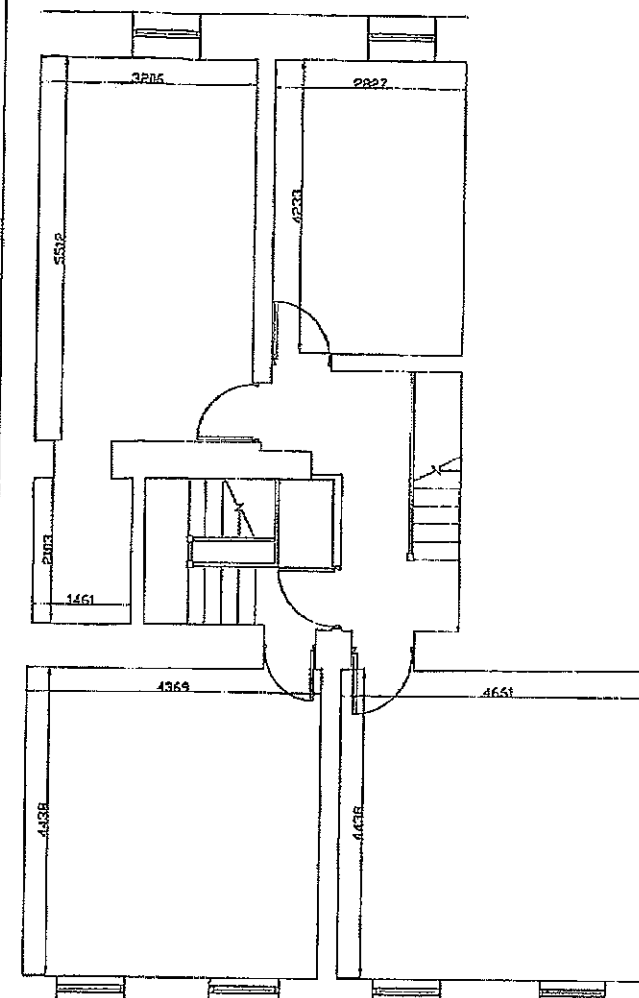
BASEMENT



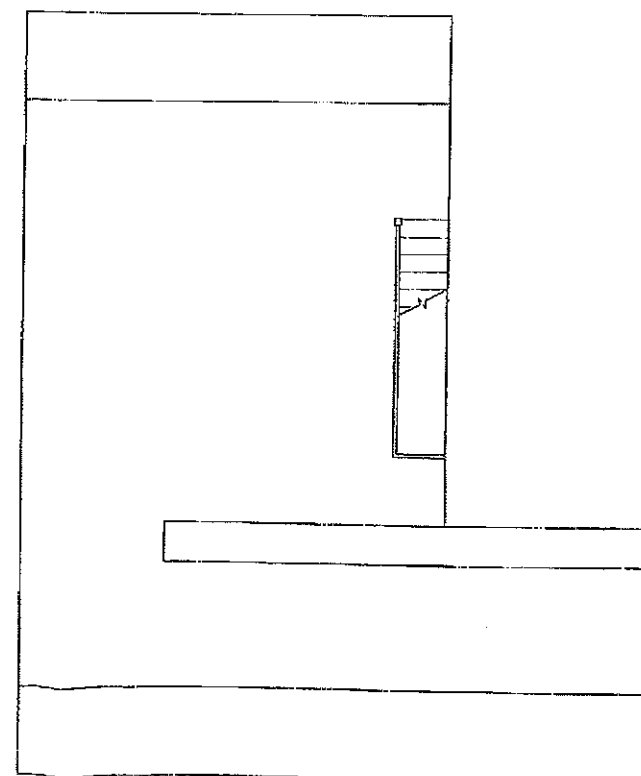
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ATTIC

320120032P

AJH ASSOCIATES Chartered Building Surveyors	
Client SMITHS GORE	Scale 1:50
Project LLOYDS CHEMIST CLUTHROE	Date 05/12/2011
Drawn by DW	By TH
Check TH	Sh 2840/100
NO PART OF THIS DRAWING, WHOLE OR IN PART, IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM AJH ASSOCIATES	