



ENGLISH HERITAGE
NORTH WEST OFFICE

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DIRECTOR OF COMMERCIAL SERVICES	
26 APR 2012	
FAO	

Mr Adrian Dowd
Ribble Valley Borough Council
Planning Department, Council Offices
Church Walk
CLITHEROE
Lancashire
BB7 2RA

Direct Dial: 07771 885 126
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Our ref: L00137031

25 April 2012

Dear Mr Dowd

THE VICTORIA HOTEL, MARKET PLACE, CLITHEROE, LANCASHIRE, BB7 2BZ

**Notifications under Circular 01/2001, Circular 08/2009 & GDPO 1995
VICTORIA HOTEL, MARKET PLACE, CLITHEROE, RIBBLE VALLEY
Application No 3/2012/0074**

Thank you for your letter of 18 April 2012 notifying English Heritage of the above application.

Victoria Hotel is a Grade II listed building of national architectural and historic interest. The building dates from the early to mid-C19 and has accommodation set over three storeys.

The listed building consent application proposes the removal of a staircase and the demolition of internal load bearing walls (however section drawings have not been provided in order to clearly define the extent of demolition proposed), therefore consultation with English Heritage is required in under Government Circular 01/01: Arrangements for Handling Heritage applications.

We draw your attention to the Historic Environment Planning Practice Guide (HEPPG, paragraph 182 states that staircases (whether decorated or plain, principal or secondary) are to form part of the significance of a heritage asset. Indeed they may be its most significant feature. Proposals to modify internal arrangements, including the insertion of new openings, will be subject to the same considerations of impact on significance as externally visible alterations.

Given that the supporting information submitted with the application makes no reference to the National Planning Policy Framework (NPPF) (March 2012) or the HEPPG and the lack of assessment of the significance of the staircase, internal photographs and sections drawings showing the extent of internal demolition



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

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proposed, we are unable to assess the impact this would have on the significance of the listed building. Therefore, at present we are unable to support the listed building consent application and advise that further information is requested from the applicant to address this issue.

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. If, notwithstanding our advice, you propose to approve the scheme in its present form, please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.

Yours sincerely

Kerry Babington

Historic Buildings and Areas Advisor

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cc



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