



ENGLISH HERITAGE
NORTH WEST OFFICE

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

Direct Dial: 0161 2421424
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Our ref: L00260630

12 September 2013

Dear Mr Dowd

**Notifications under Circular 01/2001, Circular 08/2009 &
T&CP (Development Management Procedure) Order 2010
THE OLD TANNERY, SHAWBRIDGE STREET, CLITHEROE, LANCASHIRE, BB7
1LY
Application No 3/2013/0766**

Thank you for your letter of 27 August 2013 notifying us of the application for listed building consent relating to the above site. We do not wish to comment in detail, but offer the following general observations.

English Heritage Advice

The grade II listed Old Tannery is a small early 19th century four-storey warehouse. Key to its significance are its evidential value potentially providing information about construction techniques and use; the layout which brings understanding of how the building functioned; and the external architectural style and internal detailing.

The current proposal is for the demolition and rebuilding of a single-storey rear lean-to and the repositioning of an internal ground floor staircase.

We welcome the proposals for the lean-to as this will enhance the setting of the Old Tannery. There is no information accompanying the application regarding the significance of the stair and the importance of its location within the building. The repositioning of the stair is effectively demolition and rebuild. If the staircase is original and in its original position the change would be difficult to support without clear and convincing justification. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (NPPF, para 128).



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

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We recommend that the application should be approved if your conservation officer supports the detail and repositioning of the internal stair.

Recommendation

We urge you to address the above issues, and recommend that this application be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice. It is not necessary for us to be consulted again. If you feel you need further advice, please let us know why.

Please re-consult us if there are material changes to the proposals beyond those necessary to address the issues we have raised. We will then consider whether such changes might lead us to object. If they do, and if your authority is minded to grant consent, you should notify the Secretary of State of this application in accordance with Circular 08/2009.

Yours sincerely

Alice Ullathorne

Assistant Inspector of Historic Buildings and Areas

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