

# **Proposed conversion of building at 102 Lowergate, Clitheroe to a dwelling**

## **Heritage appraisal**

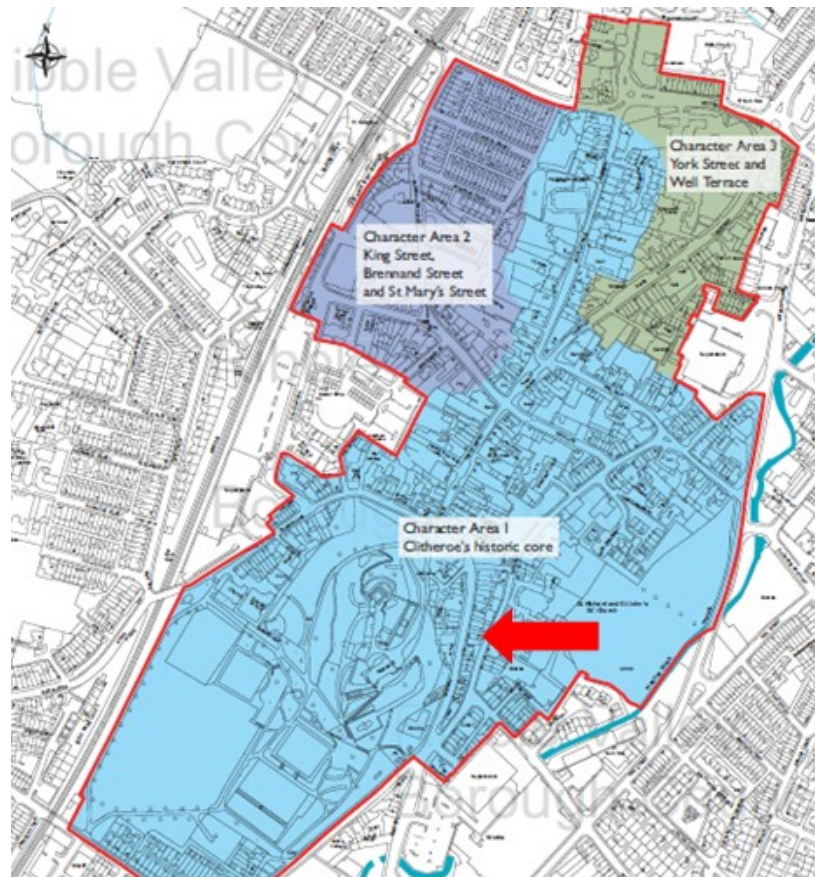


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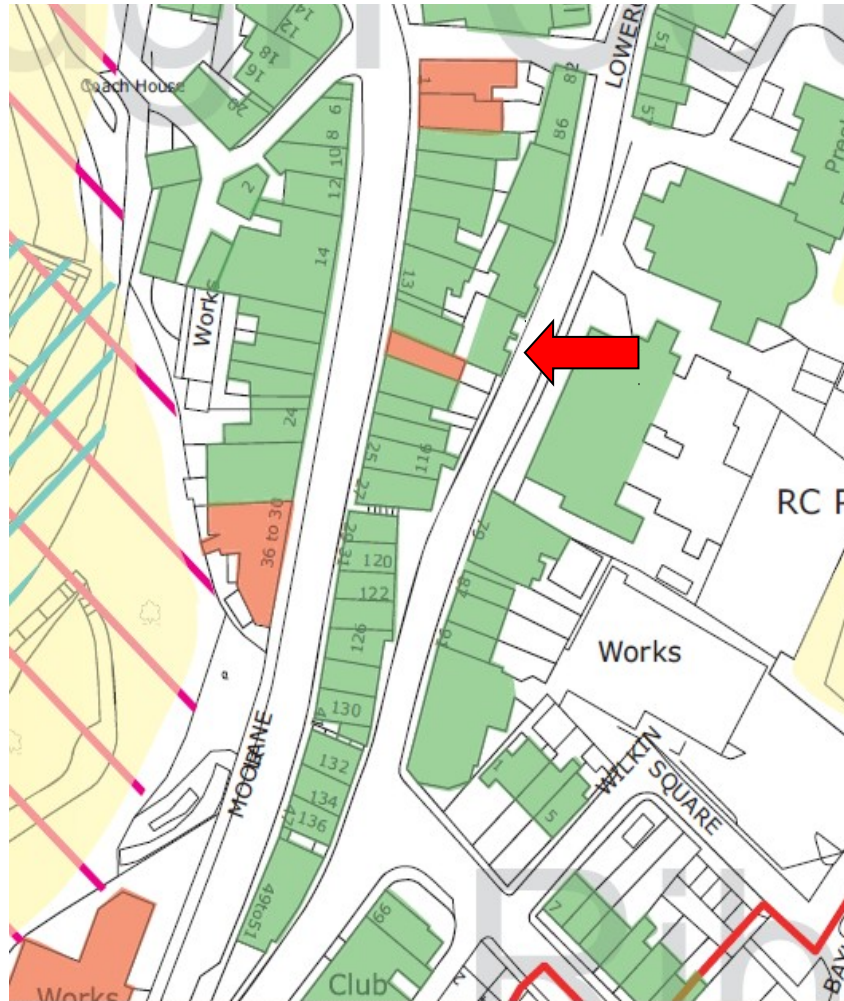
**Prepared by Hartley Planning and Development Associates Ltd**

The application building lies in the heart of Clitheroe with its main access on Lowergate but with an access too from Moor Lane.

It is within the Clitheroe Conservation area, designated in October 1973 and extended and given Outstanding Conservation Area status in December 1979.



It is shown as being part of a group of buildings with “Townscape merit” (In green).  
Listed buildings are shown in pink:-



### **Townscape setting and characteristics**

The Clitheroe Conservation Area contains the historic core of the medieval town including its principal medieval streets, one of which is Lowergate. The 12<sup>th</sup> century street pattern is still evident with buildings extending to back of pavement and often occupying long and narrow plots - though some are obscured by nineteenth century development.

Moor Lane forms the central street in the town with Lowergate forming a more or less parallel route on its eastern side.

The Conservation Heritage appraisal report notes that “*Lowergate is an ancient route which meanders, with varying width, from Wellgate to the lower end of Moor Lane. It contains some important historic buildings but west of Stanley House its*

*townscape is marred by the blank aspect of the car park and the 'backstreet' atmosphere of its southern end".*

It further notes as a principal negative feature of the Conservation area the "*Poor state of repair and neglect of the rear of Moor Lane (facing Lowergate*".

The area is seen in the appraisal report as an opportunity site for enhancement

**Design and other features of the Conservation area in the vicinity of the application site and which guide the form of the proposed development**

1. Buildings are, in the main, two or sometimes three storey built with locally sourced natural stone (though some are rendered) and with natural blue slate, pitched roofs.
2. Buildings are usually back of pavement with no front curtilages. This gives a "hard" urban appearance with little relief by way of landscaping.
3. Where there are walls they tend to be constructed of local stone
4. Windows tend to be of wood and painted.
5. Windows and doors tend to be set behind their external elevations with deep reveals
6. Car parking to individual properties is rare.
7. Views out are restricted.
8. There is only one Listed building adjoining the application property (At no 17, Moor lane). Its listing stresses its frontage to Moor Lane when it states:-

MOOR LANE 1. 5295 MOOR LANE (East Side) No 17 SD 7441 1/171 II GV 2. Early-mid C19. 2 storeys, rendered, with Welsh slate roof. 2 windows, stone surrounds. Late C19 shop front. To right, a late C19 shop window to 1st floor, of 4 round-headed lights flanking 1 light with carved rectangular head, foliated carved spandrels. Similar treatment to carved top of 2 ground floor shop windows, carved pilasters, entablature and cornice. Nos 15 to 49 (odd) form a group. No 15 and Nos 19 to 49 (odd) being buildings of local interest only.

It has a grade 2 listing and was designated in 1976. It will be unaffected by the proposals for no 102 Lowergate



## **102 Lowergate itself**

The building has the characteristics highlighted in the Conservation Area Appraisal report of 2005:-

1. It is a 3 storey stone built property (albeit rendered) with a pitched slate roof and with wooden windows, constructed at the back of pavement
2. It relates well in terms of scale, proportion, height and massing to surrounding buildings in the Conservation area.
3. It is in need of a new use and renovation and at the moment adds to what the Appraisal report describes as the “back street atmosphere” of the area (though a busy one)
4. The building is taller and more imposing than its immediate neighbours and is important in the general street scene as a land mark building:-



## **National and Local planning policy with regard to heritage considerations**

### **National Planning Policy framework**

*128. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

*129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

*131. In determining planning applications, local planning authorities should take account of:*

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- the desirability of new development making a positive contribution to local character and distinctiveness.*

- 132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed*

*building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

- *133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
  - *the nature of the heritage asset prevents all reasonable uses of the site; and*
  - *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
  - *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
  - *the harm or loss is outweighed by the benefit of bringing the site back into use.*

*134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

*135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

*137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of*

*heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.*

*138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

### Core Strategy

#### **KEY STATEMENT EN5: HERITAGE ASSETS**

*There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.*

*This will be achieved through:*

- Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*



- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment*

### **Assessing the proposed impact on the Conservation Area**

The proposed development will have no direct impact on any Listed Building in the immediate area.

In addition, the property requires a new use and renovation so that its appearance can enhance the Conservation Area.

Proposed external changes are not significant - with the exception of the planned removal of the cement rendering from the stone walls

The NPPF states that:-

*134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

Finding a new use for this somewhat neglected building and carrying out its restoration in sympathy with the characteristics of the Conservation Area constitutes a public benefit and with no harm to set against it.