

Sharon Craig

From: Emma Thompson
Sent: 05 October 2016 14:11
To: planning
Subject: FW: SPAB Response(32504) - 16/01991/LB - 11 Castle Street, Clitheroe, BB7 2BT

Follow Up Flag: Follow up
Flag Status: Flagged

From: Joanne Needham [mailto:joanne@spab.org.uk]
Sent: 05 October 2016 14:06
To: Adrian Dowd
Cc: Emma Thompson
Subject: SPAB Response(32504) - 16/01991/LB - 11 Castle Street, Clitheroe, BB7 2BT

Dear Mr Dowd,

Application: 3/2016/0895

Development Address: 11 Castle Street, Clitheroe, BB7 2BT

We are grateful to Ribble Valley for notifying the Society of the above application.

Having now reviewed the documentation on your Council's website we offer the following advice.

The Society notes the current usage of the building as identified in the supporting Heritage Statement, and in particular, the previous abandonment of the upper floor and the poor condition of the fabric. We warmly welcome therefore the proposal to seek to make use of the whole of the building together with the proposed programme of repairs to the roof, flashings and gutters.

We welcome also the clarity with which the Heritage Statement sets out the proposed works and the parts of the building that would be affected by the proposals. The assessment and analysis of the building's special interest and significance however, is somewhat limited, and particularly in reference to the historic staircases proposed for demolition and the structural wall and timbers proposed to be demolished and altered at ground floor level. While we accept that the stairs to the ground floor look relatively recent, parts of the existing stairs (on the first and second floors) certainly appear to be historic. The significance of these parts and their role in the building overall should be assessed and the proposals amended accordingly.

It is understood that many parts of historic buildings will not comply with modern Building Regulations, however, this should not be seen as justification for alterations and demolition of historic fabric. We therefore urge the applicants work with you, as the Council's specialist conservation advisor, to revise the scheme to enable as fuller use of the building as possible while fully conserving its special interest.

We trust that this response will be of assistance to you in the determination of this application.

With good wishes,

Joanne Needham.

Joanne Needham SPAB Northern Officer

[Email:joanne@spab.org.uk](mailto:joanne@spab.org.uk)

Current working days: Monday - Thursday.

The Society for the Protection of Ancient Buildings

Founded in 1877. A charitable company limited by guarantee.

We advise. We educate. We campaign.

Place of registration: England and Wales.

Registered office: 37 Spital Square London E1 6DY

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02

Please note that all notifications of listed building consent applications, faculty applications or requests for pre-application advice should be sent to casework@spab.org.uk.

On 10/5/2016 12:20 PM, Casework wrote:

----- Forwarded Message -----

Subject: Consultation on 16/01991/LB

Date: Thu, 29 Sep 2016 13:36:20 +0100

From: Emma Thompson <emma.thompson@ribblevalley.gov.uk>

Clitheroe Town Council <clitheroe@btconnect.com>, e-nwest@HistoricEngland.org.uk <e-nwest@HistoricEngland.org.uk>, casework@SPAB.org.uk <casework@SPAB.org.uk>, casework@britarch.ac.uk <casework@britarch.ac.uk>, archaeology@lancashire.gov.uk

To: <archaeology@lancashire.gov.uk>, consult@georgiangroup.org.uk <consult@georgiangroup.org.uk>, office@ancientmonumentsociety.org.uk <office@ancientmonumentsociety.org.uk>, notifications@victoriansociety.org.uk <notifications@victoriansociety.org.uk>

Please will you let Adrian Dowd have your comments within 21 days on the above planning application (please respond to F.A.O Adrian Dowd)

The application is for: Internal alterations to comply with current Building Regulation requirements

Here is a link to view the application on our website

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2016%2F0895

Tops for resident satisfaction – 94% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2016)

Happiest residents in the UK – Ribble Valley has a ‘happiness rating’ of 8.2 compared to a UK average of 7.5 (Halifax Rural Quality of Life Survey 2016)

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