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Your ref: 3/2016/1064

Date: 12th December 2016

FAO S Kilmartin

Dear Mr Macholc,

Planning Application 3/2016/1064: Replacement garage at Bank House, Sawley Road, Grindleton, Clitheroe BB7 4RS

Thank you for your consultation on the above application. The proposed garage is stated to be sited on an existing concrete base and to replace a building lost by storm damage. Whilst the proposed site is not marked as a building on the modern OS mapping, Google Street View (image date July 2016) shows it clearly and an extant field access from Sawley Road. The concrete pad does not, however, appear to have been linked to the road for a considerable time and there is no trace in the photography of a former 'garage and stable' that may have stood there.

Also seen on Street View and the proposed plan is an extant double garage, sited closer to Sawley Road and between the proposed site and Bank House. As noted in the heritage Statement the proposed site is at a lower level than Bank House and as such will have limited, if any, impact (or indeed visual connection) on Bank House. It is, however, only some 20m or so from the Listed Bank Hall and lies uphill from that site. It will also tend to remove the existing 'green break' between Bank Top Farm/Bank House and Bank Hall/Bank Lodge.

Given that it is proposed to place the building on the extant concrete slab no archaeological condition is considered necessary. With regard to the siting and setting issues, however, you may wish to get an opinion from the Council's Conservation Team.

Please note that the above comments have been made without the benefit of a site visit.

Yours sincerely

Peter Iles