

## Sharon Craig

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**From:** James Hughes (The Victorian Society) <james@victoriansociety.org.uk>  
**Sent:** 09 February 2017 13:22  
**To:** planning  
**Cc:** Lucie Carayon (lucie.carayon@ancientmonumentsociety.org.uk);  
mike.fox@savebritainsheritage.org  
**Subject:** 3/2016/1185: Clitheroe Union Workhouse, Chatburn Road, Clitheroe

Dear Mr Major

**RE: Clitheroe Union Workhouse, Chatburn Road, Clitheroe (Unlisted, J. J. Bradshaw, 1870-4); application for demolition of building and construction of up to 50 dwellings**

Our ref: 2017/02/007

Thank you for your consulting the Victorian Society on this proposal. As we did when consulted on a similar proposal in 2008 the Society strongly objects to this harmful and unjustified application and recommends that it is refused consent.

The Clitheroe Union Workhouse and Infirmary was constructed between 1870 and 1874 to the designs of *J. J. Bradshaw* of the distinguished local firm of *Bradshaw, Gass and Hope*. He conceived a handsome, dignified and attractively detailed complex of buildings that possess considerable aesthetic and architectural merit. Its inclusion in the Lancashire: North volume of the Buildings of England series is indicative of its regional interest, an interest acknowledged by English Heritage when it considered the building for statutory designation in 2008. The Council too has made its views clear on the importance of the building: it refused consent for the 2008 application on heritage grounds and asserted its desire to see the building preserved. This advice was, I understand, reiterated last year by the Council's Conservation Officer in pre-application advice received by the applicant.

It is a core planning principle that heritage assets are conserved "*in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*". Paragraph 131 of the NPPF states that 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*". It highlights also the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality. Paragraph 132 stresses that "*great weight*" should be given to the preservation of heritage assets. Paragraph 58 compels the Council to ensure that developments "*respond to local character and history, and reflect the identity of local surroundings and materials*". In addition, paragraph 135 of the NPPF states that "*the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application*". The demolition of the Workhouse and Infirmary buildings is therefore a material consideration in determining this application, one that the Council is obliged to take into account.

National policy presumes in favour of sustainable development, which requires equal regard be paid to economic, social and environmental issues. The protection and sensitive management of the historic environment is a key part of the environmental aspect and, by proposing the loss of this locally significant complex of buildings, it is one this scheme neglects. This application does not, therefore, constitute sustainable development.

Implementation of this scheme would result in the total and unjustified loss of significance of distinguished buildings of high local importance that could with relative ease be brought back into use. The substantial weight of national and local planning policy renders such a proposal entirely insupportable. We stand by our previous advice, and that of Ribble Valley Borough Council, in recommending that the application is refused consent.

I would be grateful if you could inform me of your decision in due course.

Yours sincerely

James Hughes

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**James Hughes**  
Senior Conservation Adviser  
**The Victorian Society**  
1 Priory Gardens  
London W4 1TT

**Telephone** 020 8994 1019  
**Direct Line** 020 8747 5892  
[victoriansociety.org.uk](http://victoriansociety.org.uk)  
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