

From: planning
Subject: FW: 170512 SB-RH Re 3/2017/0260 change of use to residential 1-3 Pimlico Road

From: Steve Burke [<mailto:sbcaltld@googlemail.com>]
Sent: 12 May 2017 16:59
To: planning
Subject: 170512 SB-RH Re 3/2017/0260 change of use to residential 1-3 Pimlico Road

FAO Rebecca Helliwell

Re

3/2017/0260 change of use to residential 1-3 Pimlico Road.

CCS are in favour, in principle, of a return to a residential use of a former commercial premises which had originally been, based on the information provided in the Heritage Statement, two late Georgian Terraced cottages, subject to two recommendations as set out below:

1. Though not listed the property lies within the Conservation Area and is scheduled as a designated Heritage Asset. Given this status the proposed changes to the Asset should be compatible with the aims and objectives for works to buildings within the Conservation Area and in accordance with the Planning Authorities adopted policies for such work. In the Society's opinion the proposed alteration do not result in a scheme which could and should be sympathetic to the Conservation Area and this key block of buildings at the end of Pimlico Road. Certainly what has been previously permitted in the way of alterations to no's 1 & 3 Pimlico Road do not aid such an argument but the application should be judged against current policy and not the application of previous policy. As such the Society hopes that the you will endeavour to secure a revision to this scheme to achieve a more fitting and sympathetic design which takes reference from other late Georgian Cottages in the Borough and the disciplines which were employed in their design, detail and construction. If this can be achieved, subject to our second observation below, then the Society would support such an application.
2. There is no indication of any car parking provision for the proposed change of use to residential use. As a town centre property it is accepted that it is not the only property which does not have adjacent car parking provision. As an alteration to an existing use within the Town Centre and Conservation Area the Society believe that there must be at least a statement of how parking provision for owners and visitors is to be addressed. We consider this to be particularly important at a time when the increased, and increasing, residential development permitted within the Borough - and without any additional town centre parking provision - is detrimentally affecting the amenity of road users, pedestrians and most importantly, in our opinion, the historic environment. If the Planning officer can secure a conditioned agreement with the applicant to address this lack of provision then the Society would certainly support such an application.

I hope these comments are of assistance to you in considering this application.

With Regards

Steve Burke
Vice Chairman
Clitheroe Civic Society



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