



JUDITH DOUGLAS TOWN PLANNING LIMITED

The White Horse Hotel, York Street, Clitheroe BB7 2DH.

Change of use of part of ground floor from public house to hot food takeaway and alterations including the creation of a new door entrance.

Design, Access, Planning and Heritage Statement
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JDTPL0111

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1.0 INTRODUCTION

1.1 This application has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicant Mr S Stansfield. In March 2016 planning permission was granted for the change of use of the public house to two shops and five apartments. The applicant now wishes to use one of the retail units and one of the apartments on the ground floor as a hot food takeaway. The 2016 application has been implemented and the conversion of the upper floors to four flats is nearing completion.

1.2 The application should be read in conjunction with the following plans and documents:

Block plan rev A dated 11.07.17

Existing elevations

Existing ground floor and basement plan

Ground floor and basement proposed dated 11.07.17

Location plan

Proposed elevations rev A dated 11.07.17

Plant noise assessment

Air Filtration report dated 11.07.17

Proposed ventilation system

Proposed ventilation system annex C

2 SITE DESCRIPTION

2.1 The application site is within the town centre of Clitheroe but outside the designated principle shopping frontage and is also within the Conservation Area as shown on the adopted local plan proposals map. The building and its neighbour are shown to be buildings of townscape merit on the Conservation Area Appraisal. The frontage to the proposed takeaway comprises the arched top bar windows on the left side of the current main entrance on the ground floor.

2.2 At the rear of the building is an open-air courtyard which is currently accessed via a covered entrance at the right-hand side of the building. This courtyard is completely surrounded by buildings and the high retaining wall to the neighbours' garden. The courtyard level is not visible from any public vantage point.

- 2.3 Adjacent to the site is a retail shop “Fancy Frocks” and the library. Opposite the site is a retail shop “Maison”, a restaurant “Hoof and Rooster”, the Nat West bank with a cocktail/wine bar “Carlito’s” above. Close to the site within the same area of the town centre are a hot food takeaway “Canton Chef” on Church Street and within the Market Place the “White Lion” pub, “The Ale House” pub, “Escape” Coffee and Cocktails. Lower down York Street is the “The Grand” auditorium and cafe.

3. PROPOSED DEVELOPMENT

- 3.1 The White Horse is within the town centre and main shopping centre of Clitheroe. It stands adjacent to a retail shop within the main commercial area of the town. The proposal is to create a hot food takeaway within one of the two approved retail units and one apartment, occupying the former bar, kitchen and toilets areas of the pub. The kitchens to the takeaway will be located in the former toilet area of the pub at the rear of the building. Access to the courtyard is via the covered carriage entrance. Externally on the front elevation it is proposed to re-instate a doorway that has previously been modified to a window. This will create the entrance to takeaway using a glazed door.
- 3.2 Air filtration and ventilation systems will be installed. Vents for these are to be installed in the first-floor blocked opening and within the wall to the right of these openings which face the courtyard see photograph 1. Ground floor windows in the courtyard are to be blocked up and a new rear door access provided. None of the proposed plant is mounted externally to the building. Part of the open courtyard will be used to store bins with a new cover over.



1. Existing blocked opening above kitchen in rear yard.

4 SITE HISTORY

- 4.1 3/1992/0121 Display of externally illuminated pub sign approved
- 4.2 3/1991/0700 Refurbishment of public house including new toilets accommodation approved
- 4.3 3/2015/0928 Change of use from public house with living accommodation to two shops and five apartments together with external alterations approved with conditions 23.03.16.

5 ASSESSMENT

5.1 Core Strategy

Key Statement EC2: Development of retail, shops and community facilities and services – development that supports and enhances the vibrancy, consumer choice and vitality and unique character if the area’s important retail and service centres of Clitheroe, Longridge and Whalley will be supported in principle.

Policy DMG1: General Considerations. Sets out general requirements for all planning applications.

Policy DME4: Protecting Heritage Assets-in considering proposals the Council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

Policy DMB1: Supporting business growth and the local economy- proposals that are intended to support business growth and the local economy will be supported in principle.

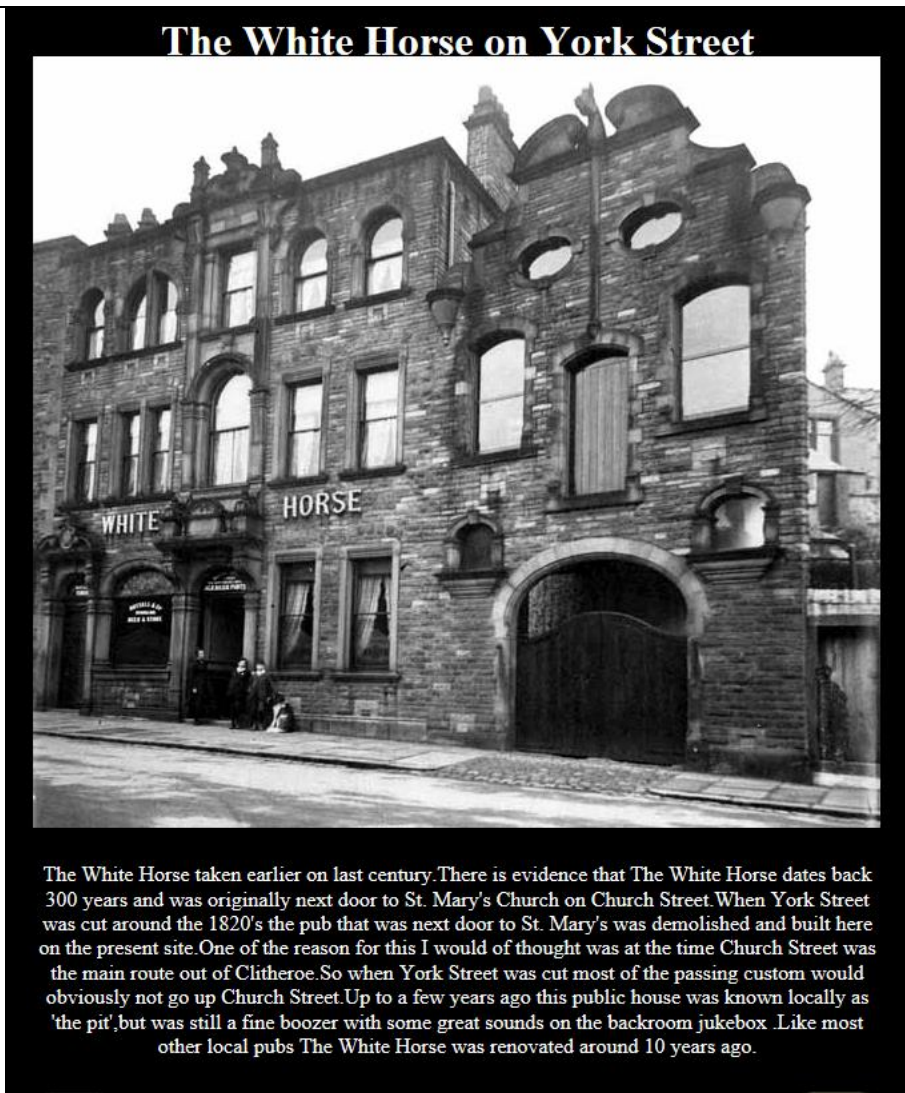
Policy DMR1: Retail development in Clitheroe-proposals for shopping developments within the main shopping centre of Clitheroe will be approved subject to other policies. Special regard will be had to the likely contribution of the proposals to the vitality and viability of the centre. (The site is within the main shopping area defined on the proposals map of the adopted Local Plan).

6. HERITAGE STATEMENT

- 6.1 The White Horse is within Clitheroe Conservation area and Character Area 3 York Street and Well Terrace. The building is shown to be a building of townscape merit (marked green) on the Conservation Area Appraisal Map see extract below fig 1. The buildings to the rear of the site are listed buildings (marked red on the appraisal map). The ordnance survey maps and text in the Conservation Area Appraisal (CAA) suggest that York Street was built in the early 19th century. The White Horse pub is mentioned in the description of Character Area 3 in relation to being within a group of three storey properties at the top of York Street.



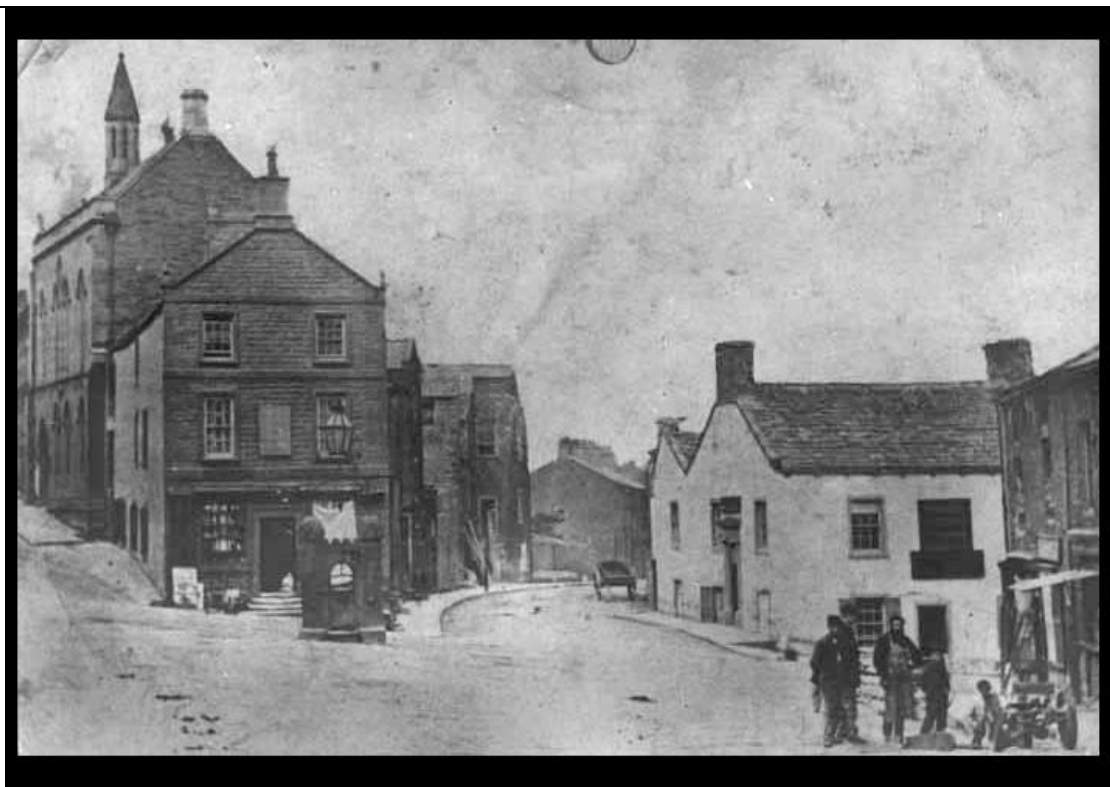
Fig 1



2 Circa early 1900's

Source oldclitheroe.co.uk

6.2 Photograph 2 and the caption below is from the website 'Old Clitheroe'. It confirms that the building originally had two doorways at the ground floor and a loading door above the carriage entrance. The original carriageway gates and vertical railings above have since been altered. Neither the current gates nor the wrought iron railings above are original. Photograph 3 shows the top of York Street possibly in the 1890's before the redevelopment of this area took place in the early 1900's. The library and the Natwest bank have yet to be built. The gable of 11 York Street is seen in the background. The plot in the centre of the photograph shows a building in the position of the White Horse but does not resemble it. This suggests that frontage (if not the whole building) was created in the around the early 1900's.



3. York Street from Market Place circa 1890 source oldclitheroe.co.uk

7 EVALUATION

7.1 Planning permission has already been granted for the change of use of the pub to retail use on the ground floor. The principle of retail use has been established. Policy DMR1 excludes all uses within the principle shopping frontages except for A1 shops and the sale of food or drink for consumption on the premises. The site is not within the designated principle shopping frontage where hot food takeaways would be restricted. In principle, the proposed use is an acceptable town centre use. The main issues to be considered are whether the introduction of the use would lead to issues in regard to noise, odour, highway safety and the character of the conservation area.

Noise

7.2 The proposed take away will have opening hours of 9am to 11pm. The last use of the premises was as a public house which would have opened late into the evening. This part of the town centre has many uses which contribute to the evening economy of the town centre. There are already people using this part of the town centre late into the evening attending events at The Grand Venue or enjoying an evening out in the town centre restaurants and bars. The introduction of a hot food takeaway in this location will not significantly increase activity or noise in this part of the town centre.

Odour

- 7.3 The extraction and air filtration systems have been designed to operate without causing a noise nuisance to the flats in the upper floors of the building to neighbours. The submitted technical report demonstrates that the proposed equipment will not cause a noise nuisance. Similarly, the technical reports demonstrate that the odour extraction equipment will prevent nuisance through cooking odours escaping into the air.

Highway Safety

- 7.4 Access into the building for customers will be via the entrance off York Street. There is a wide pavement in front of the building and ample on-street parking immediately in front of the shop and nearby. Access to the takeaway on foot or by car is not difficult and is unlikely to cause any highway safety issues.
- 7.5 Deliveries to the site will be either through the shop or via the pedestrian access beneath the carriageway entrance to the rear yard and rear entrance of the takeaway. There is a direct access from the courtyard to bring bins for emptying via this pedestrian access. As with the majority of retail premises in the town centre loading and unloading of goods takes place from the street.

Character of the Conservation Area

- 7.6 The proposed development includes the reinstatement of the door entrance off York Street. This has previously been approved and can be regarded as enhancing the significance of the building through the re-introduction of an original feature and access point into the building. The alterations to the building at the rear are within a fully enclosed courtyard and are not visible from the public realm. The single storey lean-to in the former toilets area at the rear of the building is a modern addition. The blocking of the windows in this extension will have no impact on the heritage value of the building see photograph 4. The first-floor wall facing into the yard are where the new extraction and intact vents are proposed already contain a louvered door and a blocked opening. This part of the building is screened from public view by the unusually high stone retaining wall separating the site from the neighbours' garden see photograph 5. Again, these alterations will have a minimal effect on the heritage value of the building and no impact on the character of the conservation area. A flat canopy is proposed over the main bin storage area again this is a minimal alteration and not visible outside of the site.



4 Existing modern lean-to within the rear courtyard.



5 Two storey high stone retaining wall enclosing the rear yard.

7.7 The proposed alterations will have a low impact on the significance of the building and no impact on the conservation area. The alterations to the building are justified as it will facilitate bringing the building back into full use and increase the vibrancy and vitality of the town centre and the Conservation Area. The proposal will therefore enhance the character of the Conservation Area.

7.8 The character of the uses within this part of the conservation area is one of predominantly commercial premises with community facilities and some residential properties. The change of use of part of the ground floor of this former public house to takeaway will not alter the mixed- use character of the area. Many of the commercial premises in the area are licenced to open beyond the proposed opening hours of the proposed takeaway. Indeed the previous premises license for the White Horse extended beyond the takeaway proposed opening hours see table 1.

Premises License Opening Hours	Mon-Weds	Thurs Sun	Sunday-Thurs	Fri-Sat
White Lion	09.00-00.30	09.00-02.00		
Carlito's			09.00-00.30	09.00-03.00
Hoof and Rooster	08.00-02.30	08.00-02.30		
The Ale House			11.00-22.00	11.00-00.00
The Grand	08.00-00.00	08.00-00.00 Sun 22.30		
The White Horse (expired)		11.00-00.00		10.00-01.30

Table 1 Premises License Register Premises opening hours granted. Source RVBC

8. CONCLUSION

8.1 The proposed change of use is fully compliant with the policies of the Core Strategy being a suitable use for this town centre location. We have demonstrated that the proposed development will have no adverse effect on the amenities of the local area, highway safety or the character of the conservation area.