

Sharon Craig

From: Steve Burke <sbcaltd@googlemail.com>
Sent: 09 March 2018 15:56
To: planning
Cc: 'Barbara alty'; 'Janet Clegg'; 'Geoff'; 'valerie grooby'; 'Len Middleton'; 'Ken'; 'R Michael Parkinson'; 'Janice Tolson'; 'Duncan Thompson'
Subject: 180309 SB-SK Re Stanley House application Ref 3/2018/0147 & 0149

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FAO Stephen Kilmartin

Dear Stephen Re Stanley House application Ref 3/2018/0147 & 0149

As with our previous comments, Clitheroe Civic Society welcomes the proposal to return this house to residential use within the town centre – and with adequate parking provision for once. Our comments on this latest application are as follows:

- There is lack of adequate detail for the proposed new 'wrought iron' gates and railings which will be a prominent feature in the reformed entrance. Despite some information in the Heritage Statement (S 7.7.1) and on the proposed Site Plan, this information is contradictory - and vague i.e. 'PL07: **Indicative** gate style and appearance'. Other than this information there is no specific detail for the new railings and gates anywhere in either of the applications that we can see. We believe that the existing railings, which it appears are to be retained, could easily be developed as the pattern and style for both new gates and railings. Such an approach should, in our opinion, be adopted to avoid an incongruous clash of styles on this important and prominent element and to avoid any doubt as to the applicants intentions.
- S6.1 of the Heritage Statement is not consistent with this revised application. It appears to relate to the 2016/17 application for the single dwelling when no below ground works were envisaged and this may need to be further revised to relate more closely to this latest application. The present proposals will create three dwellings within the existing building and below ground excavations will be required to form foundations for the altered walls to the entrance way.. The location of Stanley House alongside the late medieval thoughfare of Lowergate, in our opinion, merits an Archaeologist's involvement during these excavations and guidance as to the actual requirements for this from Lancashire Archaeological Advisory Service.

These amendments, or similar, should ideally be included in this revised application and/or applied to any Conditions attached to an approval. We hope these comments will assist your consideration of this application.

With Regards

Steve Burke
Chairman
Clitheroe Civic Society