

Sharon Craig

From: Adrian Dowd
Sent: 24 January 2019 16:20
To: planning
Cc: Adam Birkett
Subject: FW: Consultation on planning application 3/2019/0049 and application for Listed Building Consent 32019/0050 Duke of York Inn, Grindleton Brow, Grindleton BB7 4QR
Attachments: 19 0049 0050 Consult.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Adam,

This is a Grade II listed building prominently sited in Grindleton Conservation Area and within the setting of other listed buildings.

<https://historicengland.org.uk/listing/the-list>

https://www.ribblevalley.gov.uk/downloads/download/3332/grindleton_conservation_area

The Development Description suggests significant impact to the special architectural and historic interest of the listed building as well as its setting and the character and appearance of Grindleton Conservation Area. The recent appeals at the Dog and Partridge, Tosside would appear relevant – both Inspector’s found substantial harm to this listed building because of loss of historic use (little physical change to the building).

Special regard/ special attention will be required to preservation of the listed building and its setting and the character and appearance of the conservation area in the ‘planning balance’ (see section 16, 66 and 72 of the Act <http://www.legislation.gov.uk/ukpga/1990/9/contents>)

The following advice would appear most relevant:

<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

<https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>

The article ‘The Big Issue of Little Harm’, Conservation Bulletin: Issue 73 Winter 2014, page 46 concerns the duties at section 16, 66 and 72 of the Act <https://www.historicengland.org.uk/images-books/publications/conservation-bulletin-73/>

Adrian Dowd BSc (Hons) MA (URP) MA (Arch Cons) RTPI IHBC
Principal Planning Officer

From: Jane Tucker
Sent: 24 January 2019 15:48
To: Grindleton Parish Council; Adrian Dowd; Amenities Societies (casework@jcnas.org.uk); Archaeology (lancashire.archaeology@gmail.com); LCCHighways (lhscustomerservice@lancashire.gov.uk); LLFA (suds@lancashire.gov.uk); Environmental Health
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Please will you let Adam Birkett have your comments on the above applications. (Please respond to planning@ribblevalley.gov.uk FAO Adam Birkett).

The application is for a change of use from a public house with living accommodation to one dwelling with business use. Demolition of existing single-storey extensions and construction of new single-storey extension. Construction of new, two-storey, three-car garage with business storage above. Construction of three new two-storey holiday lets.

Here are links to view the submitted documents on our website

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0049

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0050

**Planning Department, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA
T: 01200 425111**