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Our ref: 3_2020_0219-LCC

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FAO A Birkett

Dear Mr Macholc

Planning Application 3/2020/0219: Change of use from public house with living accommodation (A4 drinking establishment) to residential use (C3 dwelling). Resubmission of application 3/2019/0049. Duke of York Inn, Grindleton Brow, Grindleton BB7 4QR

The above application does not appear to be in outline only, yet the Planning Statement and Heritage Statement which accompany it appear to stress that it is only the principal of the change of use of the site which is at issue here. The accompanying plans and elevations 'as existing' and 'as proposed' appear to show only minor changes in the internal arrangements – removal of the first floor kitchen fittings and its re-use as a bedroom – and no changes to the exterior. Whilst it would seem improbable that most prospective purchasers of the resulting residence would be content to retain, for example, the existing ground floor lavatory arrangements, we must comment on what is proposed in the application.

As stated in the LAAS response to application 19/0049, Grindleton is noted in the Domesday Survey and its plan is a typical medieval one with a main street with plots running off it at right-angles and a back lane. The Duke of York provides a 'book end' to the southeast end of the village and whilst the extant building is said to be late Georgian in date the site itself is likely to have been utilised in earlier times.

The lack of proposed changes to the building, both internally and externally, would appear to avoid any impact on the importance of the standing building itself. It would also appear to avoid impacts on its setting or its visual contribution to the village. The absence of any new building works as part of the present proposals would also avoid any potential impacts on buried archaeological remains. Whilst there will still be some impacts on the significance of the building to the village, as set out in the response to the current application by the Clitheroe Civic Society, these are not strictly archaeological in nature and as such are likely to be better dealt with by the Council's Conservation Team.

Despite the lack of physical impacts we would suggest that, if the Council do consider granting consent to the application, that they also consider requiring a Historic Building

Record to be created for the building. This would serve as a record of the designated heritage asset as it currently stands and as an aid to future management and decision making, particularly should further changes be proposed in the future. The wording of an appropriate planning condition can be suggested if required, or could easily be derived from that recommended previously by LAAS.

Yours sincerely

Peter Iles

Planning Officer (Archaeology)
Historic Environment Team