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Your ref: 3/2020/0761

Our ref: 3_2020_0761-LCC

Date: 19th November 2020

FAO A Dowd

Dear Mr Macholc,

Planning Application 3/2020/0761: Repairs and alterations including bathroom relocation, re-roofing, insulation and new openings to outrigger.
13 York Street Clitheroe BB7 2DH

Thank you for your consultation on the above application. The majority of the works proposed are repairs and refurbishment of this property, but this involves the excavation and replacement of the kitchen floor. The work proposed has some potential to disturb or reveal remains related to the original construction of the terrace but any such are likely to have been heavily disturbed by the construction of the present (later) outrigger and do not appear to merit any archaeological response.

The works to the main part of the house appear to be reasonable and required, and we would have no objection to the scheme. The building, as shown in the photographs in the Heritage Statement, retains some features of interest, including wide-boarded floors, boarded window alcoves (possibly concealing shutters?), a number of intact fireplaces, and a wooden-framed skylight in the ceiling at the top of the stairs. It would appear that these features are to be retained as part of the works (the skylight may need some repair), but it may be best to have this confirmed by the applicants. Given the photography in the Heritage Statement we do not consider that a formal building record will be necessary, although we would, of course, defer to the expertise of Mr Dowd in this respect.

Yours sincerely,

Peter Iles

Planning Officer (Archaeology)
Historic Environment Team