

Sharon Craig

From: Adrian Dowd
Sent: 03 February 2022 12:34
To: Planning
Cc: Nicola Hopkins; John Macholc
Subject: RE: Consultation on planning application, 3/2021/0275, Land Behind the Dog Inn Market Place Longridge PR3 3RR

Hi Nicola,

I have inspected the site and note its recent degradation (loss of gardens and new car parking; lack of maintenance to bowling green). The Heritage Statement identifies "the former bowling green did provide an attractive setting to the Dog Inn" (3.16). However, this degradation would appear repairable.

The site area is very similar to the extension to the Longridge Conservation Area designated by the Borough Council following public consultation on 3 April 2007. Whilst the Appraisal does not outline reasons for designation, this area is important to the setting of the Dog Inn which is identified as a Focal Building (its rear elevation is of interest) and Building of Townscape Merit. This open area is also important to the setting of the row of Buildings of Townscape Merit on King Street and Market Place - retaining their architectural and historic stature and visibility and preventing the encroachment of modern development on the designated heritage asset. The Heritage Statement confirms "The site does provide vantage points to see the rear of the Dog Inn and adjacent C19th houses, therefore retains some potential benefits particularly in regard to views of the Inn's attractive and prominent rear elevation" (3.11) and "Dog Inn, which is a building of notable architectural quality with some landmark appeal" (3.15).

Open space and leisure facilities may also be integral to the significance of a pub of this period (Heritage Statement – "current detached building in 1913, the style of which can be loosely described as Arts and Crafts"; 2.3). 'Commerce and Exchange Buildings: Listing selection guide' (Historic England, 2017, page 15) identifies that the high point of pub building was in the decades either side of 1900. 'Improved' or 'reformed' pubs provided a range of eating and entertainment facilities to reduce drunkenness e.g. the suburban 'roadhouse' which could attain great size to accommodate many varied functions and were generally self-consciously traditional in style.
<https://historicengland.org.uk/images-books/publications/dlsg-commerce-exchange-buildings/heag121-commerce-and-exchange-lsg/>

Therefore, the proposed loss of this important setting to conservation area Buildings of Townscape Merit is harmful ('less than substantial harm' because it only affects part of the designated heritage asset) to the character and appearance of Longridge Conservation Area. See section 72 of the Act, NPPF, NPPG, 'Making changes to heritage assets' paragraph 55 <https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/heag023-making-changes-to-heritage-assets/>

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

From: Adrian Dowd
Sent: 25 March 2021 14:11
To: Planning <planning@ribblevalley.gov.uk>
Cc: Adam Birkett <Adam.Birkett@ribblevalley.gov.uk>
Subject: FW: Consultation on planning application, 3/2021/0275, Land Behind the Dog Inn Market Place Longridge PR3 3RR

Hi Adam,

I am initially concerned (no site inspection undertaken) because this area of land was specifically incorporated into Longridge Conservation Area for its special architectural and historic interest following the review by The Conservation Studio consultants:

https://www.ribblevalley.gov.uk/downloads/download/3435/longridge_conservation_area
https://www.ribblevalley.gov.uk/meetings/meeting/411/planning_and_development

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

From: Carly Miskell <Carly.Miskell@ribblevalley.gov.uk>

Sent: 25 March 2021 12:55

To: clerk@longridge-tc.gov.uk; LCC Highways (lhscustomerservice@lancashire.gov.uk) <lhscustomerservice@lancashire.gov.uk>; LCC LLFA Flood (suds@lancashire.gov.uk) <suds@lancashire.gov.uk>; Adrian Dowd <Adrian.Dowd@ribblevalley.gov.uk>; Environmental Health <EnvironmentalHealth@ribblevalley.gov.uk>; Adrian Harper <Adrian.Harper@ribblevalley.gov.uk>; United Utilities (planning.liaison@uuplc.co.uk) <planning.liaison@uuplc.co.uk>

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Please will you let Adam Birkett have your comments on the above planning application? (Please respond to planning@ribblevalley.gov.uk FAO Adam Birkett)

The application is for - Proposed erection of 9 new dwellings and associated works.

Here is a link to view the submitted documents on our website

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F0275

Carly Miskell, Planning Administration Assistant, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA
Tel: 01200 414520 email carly.miskell@ribblevalley.gov.uk