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Your ref: 3/2021/0350 and 0351

Our ref: 3_2019_0350-0351-LCC

Date: 3rd June 2021

FAO A Dowd

Dear Mr Macholc

Application 3/2021/0350 and 0351:

Demolition of existing brick built lean-to and replacement with new extension, fencing to create outdoor play area for pre-school, internal alterations to provide disabled lift, first floor classroom, improved toilet areas, pre-school leaders office and associated works. Resubmission of 3/2021/0006.

And

Listed Building Consent for demolition of existing brick built lean-to and replacement with new extension, fencing to create outdoor play area for pre-school, internal alterations to provide disabled lift, first floor classroom, improved toilet areas, pre-school leaders office and associated works. Resubmission of 3/2021/0007.

Old Grammar School Community Centre, Station Road, Whalley, Clitheroe BB7 9RH

Thank you for your consultation on the above applications. As noted in our response to the earlier applications the proposed changes to the interior and exterior of the building will continue the cycle of alterations and adaptations to keep the site in educational use. With the exception of the proposed external play area, none of the changes appear to have a substantial impact on the significance of the building and as such we would have no objection.

With regard to the outdoor play area, we do not consider that the proposed glass barrier around the play area is an improvement on the former scheme for railings, indeed it may be more obtrusive against the historic stonework and thus have a bigger impact on the setting of the listed building, even though the plan area has been reduced somewhat. We would suggest that this part of the scheme is reconsidered, with great efforts made to reduce the height of the enclosure to something that may be considered an 'ordinary' garden enclosure and to justify its design and visual impact. If permitted it may also be appropriate to consider making it a condition of the creation of this area that no further items (such as play equipment, games, decorations, planters or storage) should be painted on or fixed to the building walls, enclosure or open yard so formed without specific consent.

Whilst we would normally ask for a record of a Listed Building in advance of changes such as are proposed, in this instance there is a reasonable coverage provided by the HS and the document titled "Schedule of Architectural Features" (Avalon Town Planning). If it was agreed that these could be combined by Mr Haigh and submitted formally to the Historic Environment Record, then there would appear to be no need for a formal planning condition.

I hope that the above is useful to you.

Yours sincerely

Peter Iles

Planning Officer (Archaeology)
Historic Environment Team