

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 07 May 2022 12:33  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0148

[REDACTED]

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Lancashire

**Planning Application Reference No.:** 3/2022/0148

**Address of Development:** Black Horse, Pimlico, Clitheroe

**Comments:** I submit comments on behalf of Clitheroe Civic Society in respect of this application.

The proposed elevations for the two new cottages to be built on to the Black Horse show that extensive white render is the chosen finish for these properties. This is completely at odds with the setting of Pimlico Village and all properties there today have traditional limestone finishes.

Use of white render instead of a traditional stone finish will not be conducive to the street scene in this location.

Given the historic nature of the properties at Pimlico Village, any development should respect the materials already used. The two new cottages do not do this.

Use of white render is also notorious for staining even if sufficient eaves depth is delivered. The use of white render for these properties (particularly to the front/side elevations) is incongruous and should be re-thought before this application is approved. Even render coatings that promise many years of service still stain in westerly locations due to the higher levels of humidity and algal growth - this is still the case even where manufacturers promise algae free finishes - our damp climate is not suitable especially where the finish would face a prominent location and entry point into the town. The proposed finishes would be detrimental to the character and setting of the row that makes up Pimlico Village.

As the dimensions of the cottages look to respect the dimensions and traditional nature of the row, so should the finish.