

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Date 8th August 2022

Ref 2262.corr.RVBC220808

Dear Sir/Madam,

2262 13 Kendal Street, Clitheroe, BB7 1PA

Stanton Andrews is retained by Ray Booth ('the applicant') to progress a retrospective full planning application in connection with the alterations to the front 'extension' at the above address.

The planning application is made to Ribble Valley Borough Council (RVBC) and relates to the red edged application site boundary as detailed on the submitted location plan (drg.ref.2262/EX00).

This letter should be read in conjunction with the following submitted information :-

1. Completed copy of the 'full application' form
2. Location Plan Drg Ref. 2262/EX00
3. Existing/Proposed Elevations (inc. photographs) Drg Ref. 2262/PL01

The site is located to the north of Kendal Street within the settlement boundary of Clitheroe and comprises of an existing commercial property. The property is attached to other commercial premises which form part of a mixed commercial/residential area to the north of the town.

Following the recent purchase of the property by the applicant it became clear that the building had been neglected for some years and required an overhaul to address a number of issues. The works to date have mainly been undertaken to address the water ingress/damage over many years. The condition of the existing roof and guttering had fallen into a state of disrepair whilst the associated damage was also having impacts on the structural stability of party walls. Through working proactively with adjoining neighbours, a number of the perimeter/party walls issues have been addressed whilst the roof has also been replaced and appropriately insulated to modern standards.

The applicant undertook the initial work to fix certain issues but also through a desire to make a positive impact on the street scene and continue a process of reviving the image portrayed by some of the businesses in this mixed residential/commercial area.

Whilst all these changes to the 'main building' were genuine like for like repairs that likely did not require permission, the need for the application has mainly been triggered by the decision to also 'lift' the roof to the existing front extension. The new insulated roof to the 'main building' now continues through to cover the front extension and a new high-level window is proposed. The property's footprint has not increased but it has been made 'materially larger' by re-presenting the front extension. Ultimately, the current condition of the property has been improved by the work to date, but any further work has now ceased whilst the planning discussions are ongoing – leaving the property in an unfinished state. It will be the intention of the applicant to finish the front of the property with a modern render should the application be approved.

Whilst it is the applicant's belief that the works constituted 'improvement' and/or 'alteration' to the existing property that kept to the spirit of commercial permitted development rights, the need for this retrospective application has been raised and discussed with Nicola Hopkins at RVBC with marginally exceeding the parameters. For the avoidance of doubt, we have agreed to submit the application so there is a formal account on record that documents/covers the works as built.

It is not anticipated at this stage that any other additional information and/or technical reports (i.e. bat survey) need to be undertaken to accompany this application - given that the footprint/plan is unchanged and works have already commenced (inc. re-roofing). No issues were found at these stages with protected species.

The applicant is keen to ensure that this planning application can proceed with the council's support wherever possible. It is requested that the proposals submitted herein be considered by officers. Once reviewed, and if necessary, we would welcome the opportunity to discuss any matters in more detail during the planning period.

We trust this is to your satisfaction and look forward to receiving confirmation of the applications registration. Should you have any queries do not hesitate to contact us.

Yours faithfully

Daniel Bowe RIBA
for and on behalf of Stanton Andrews Ltd
copy. client