

Adrian Dowd
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Phone: 01772 531343

Email: Archaeology@lancashire.gov.uk

Your ref: 3/2022/0827 and 0828

Our ref: 3_2022_0827-0828-LCC

Date: 22nd September 2022

Dear Mr Dowd,

Application 3/2022/0827: Application for planning permission for proposed single storey extension to the rear, removal of existing uPVC window and door to the rear of the lower ground floor. Installation of 2 conservation roof lights in rear roof pitch, with internal lightwells to ceiling. New stud walls to form en-suite on the second floor. Removal of existing external soil stack to the rear and installation of new internal soil stack. Removal of existing garage and construction of replacement garage. Resubmission of application 3/2021/0985

AND

Application 3/2022/0828: Application for Listed Building Consent for the above works

84 Whalley Road Clitheroe BB7 1EE

As noted in our response to the previous applications (letter dated 28th October 2021) we have no indications that the external works would impact any early buried remains, beyond those created by the erection of the Listed terrace itself. As such we would not consider any formal archaeological work to be necessary.

We would support the reasons for refusal of the previous application and be content to leave consideration of the impact of the revised proposals to the Borough's Conservation Officer, but would note that there are few rear extensions to this row existing and that there is public access to the rear of the property via the side/rear car park and access track, as well as the public open space of the former Primrose Mill lodge and race immediately to the northwest. Google Streetview images dated July 2016 would suggest that views of the rear of the property are rather more than 'minimal' as stated on page 7 of the Heritage Impact Assessment (SPA, Sept. 2021). Whilst fences and vegetation do conceal much of the present lower ground floor walls, the proposed extension and its modern gable-end openings may well be more visible.

Yours sincerely

Peter Iles

Planning Officer (Archaeology)
Historic Environment Team