

# HERITAGE/ DESIGN & ACCESS STATEMENT

PROPOSED REPAIRS AND INTERNAL ALTERATIONS

AT

2 SHAWBRIDGE STREET

CLITHEROE

LANCASHIRE

BB7 1LY

NGR: SD 74538 41820



**Sunderland Peacock and Associates Ltd**

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

[www.sunderlandpeacock.com](http://www.sunderlandpeacock.com)

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**MATTHEW FISH** *B.Sc (Hons) M.Sc (BldgCons) MCIAT IHBC*

On behalf of Sunderland Peacock and Associates Ltd.

Sunderland Peacock and Associates Ltd  
Hazelmere  
Pimlico Road  
Clitheroe  
Lancashire  
BB7 2AG

E: [Matthew.Fish@sunderlandpeacock.com](mailto:Matthew.Fish@sunderlandpeacock.com)

T: 01200 423178

W: [www.sunderlandpeacock.com](http://www.sunderlandpeacock.com)

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## SECTION 01

# INTRODUCTION

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### 1.1 OVERVIEW

This document has been produced in support of an application for listed building consent for;

- Repairs to the timber shop frontage.
- Replacement of damaged glass to the shop frontage.
- Installation of internal timber stud partitions to form three separate retail units, with associated WC's and stores.

The building is comprised of two former three storey townhouses dating from c.1800, where the ground floor has been altered to form a shop premises. The building is grade II listed and within the Clitheroe Conservation Area.

### 1.2 PURPOSE

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the listed buildings will be included to determine their significance. A heritage impact assessment has also been included to assess the potential implications of the proposals on the special interest of the listed building and conservation area.

It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2021 which states;

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.<sup>1</sup>*

<sup>1</sup> Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) (Accessed on 5th September 2019)

<sup>2</sup> Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on the 24th January 2020)

<sup>3</sup> Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31st March 2020)

This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21<sup>st</sup> October 2019 and considered to be current best practice.<sup>2</sup>

### 1.3 METHODOLOGY

This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.<sup>3</sup>
- Historic England (2017) Domestic 1: Vernacular Houses – Listing Selection Guide
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.<sup>4</sup>
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.<sup>5</sup>
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.<sup>6</sup>
- BS 7913:2013 – Guide to the Conservation of Historic Buildings

A search of the following databases and archives has been carried out as part of this investigation to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site.

- Archaeological Data Service
- Historic England Online Archive

<sup>4</sup> Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31st March 2020)

<sup>5</sup> Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: [https://www.archaeologists.net/sites/default/files/CI%26GDBuildings\\_2.pdf](https://www.archaeologists.net/sites/default/files/CI%26GDBuildings_2.pdf) (Accessed on 31st March 2020)

<sup>6</sup> Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: [https://www.archaeologists.net/sites/default/files/CI%26GDBA\\_3.pdf](https://www.archaeologists.net/sites/default/files/CI%26GDBA_3.pdf) (Accessed on 31st March 2020)

- Lancashire County Archive Catalogue
- Lancashire Library Catalogue

Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the building.

#### **I.4 AUTHOR**

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a master's degree in Building Conservation and Regeneration and is a fully accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

#### **I.5 ACKNOWLEDGEMENTS**

We would Like to thank our client, Mr Ashworth for this commission.

## SECTION 02

# UNDERSTANDING THE SITE

### 2.1 SITE LOCATION AND DESCRIPTION

2 Shawbridge Street is located on the outskirts of the historic core of the town of Clitheroe within the Ribble Valley Borough of Lancashire. The building stands at NGR SD 74538 41820 on the south side of Shawbridge Street, opposite the junction with Duck Street.

The local area is largely characterised by a mixture of 18<sup>th</sup> and 19<sup>th</sup> century buildings, with various commercial uses.

The building is stone built and three storeys in height and likely originates as a pair of three storey town houses, which were subsequently altered at ground floor level to form a commercial premises. The main shop frontage is symmetrical with a central doorway flanked on both sides with a canted bay window. The unit to the south east is a later addition and is also stone built but is only two storeys in height. The shop frontage to this addition is more modest in scale, with a door to the north side and a single canted bay window to the south. Above the main timber shop frontage are two pairs of window openings which have had their original sash windows replaced by modern timber 'mock sash' casement windows. The gable form roof

to the earliest part of the building is in natural slate. Over the timber shop frontage to the south east unit is a canted timber bay window, with a hipped roof above with a natural slate roof covering. A doorway is present to the north of the main shop frontage and presumably provides entry into a passageway present between the building and the adjoining Buck Inn.

Internally to the ground floor, the building possesses little of interest and appears to have been stripped of any internal historical features, fixtures and fitting and has likely been refurbished in more recent times. A disused chimney breast is present to the south east side of the larger unit indicating its former residential use. It is also likely that the party wall at ground floor level has been removed along with the front wall and the two columns present internally along the line of the former front wall position suggests structural support was installed at the time of this areas conversion.

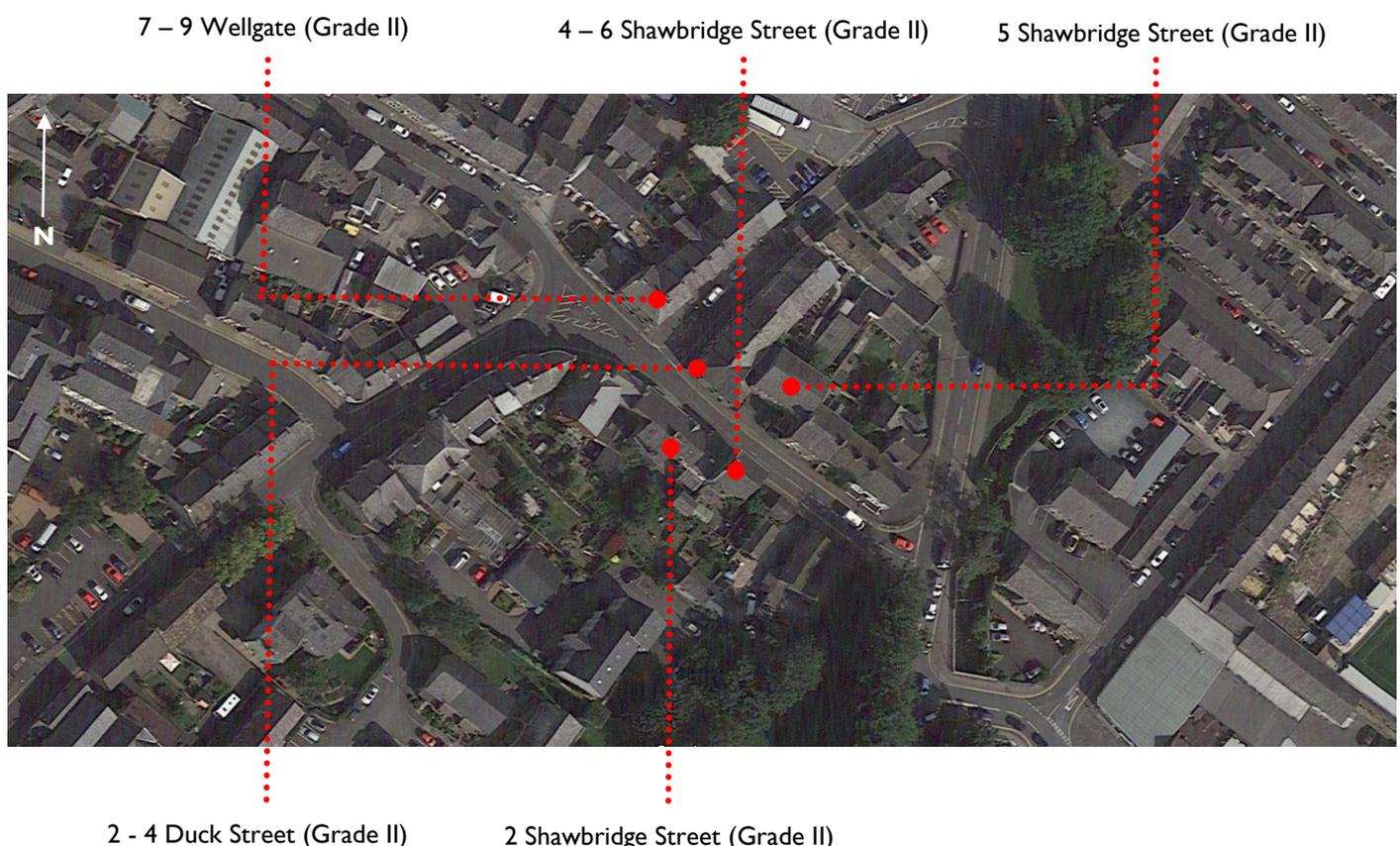


Fig 01: Plan Showing Location of 2 Shawbridge Street (Plan taken from Google Maps 2022)



*PL01: View towards 2 Shawbridge Street from the south east.*



*PL02: View towards 2 Shawbridge Street from the north west.*



*PL03: View of the front elevation from the north east.*



*PL04: View of the front elevation from the south east.*



*PL05: View of the shop front.*



*PL06: View of the entrance step bearing the name 'J. E. Smithies'*



*PL07: View of the first and second floors of the front elevation.*



*PL08: View of the south east addition.*



*PLI09: View of decay to the shop frontage.*



*PLI10: View of decay to the shop frontage.*



*PLI 1: View of decay to the shop frontage.*



*PLI 2: View of decay to the shop frontage.*



*PL13: View south west, within the north west unit.*



*PL14: View south east within the north west unit.*



*PL15 (left) View of wall opening towards SE unit.*



*PL16 (right) View of wall opening and store.*



*PL17: View north within the south east unit.*



*PL18: View south west within the south east unit.*



*PL19: View within the WC to the south east unit.*

## 2.3 HERITAGE ASSET DESIGNATIONS

2 Shawbridge Street is a grade II listed building and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. Please refer to Appendix A of this report for the historic England List Entry.

The building is also located within the Clitheroe Conservation Area, which is also a designated heritage asset. A summary of the Conservation Areas' special interest can be found in Appendix B of this report.

## 2.4 HISTORICAL BACKGROUND AND DEVELOPMENT

This section is intended to give an account of the historical development of the site based on information obtained from secondary research sources.

Very little appears to be known of the history of the building its history and development do not appear to be well documented amongst published and unpublished documentary resources. However small amounts of historical background have been found amongst available map and local history publications.

The original buildings are likely to have taken the form of two two-storey town houses constructed around 1800 as the list entry suggests. However, the site has earlier origins. 2 Shawbridge Street appears to now occupy burgage plot 91, known as 'Leighs' and a house was present on the site at least 1679.



Fig 02: Extract from Langs Map of Clitheroe, 1766.

Subsequent mapping from 1822 shows that any earlier dwelling has been demolished and the existing building built, likely in the form of a pair of three storey town houses. A small passageway is shown to the north west of the building in between the building and the neighbouring Buck Inn. The

land to the south east of the building is undeveloped at this time.



Fig 03: Extract from Bowden and Alexanders Map of Clitheroe, 1822.

By the mid-19<sup>th</sup> century, 2 Shawbridge Street appears to have been altered to form both the shop frontage to the front north east elevation, as well as having been enlarged to the south east side of the building, with the introduction of a two storey addition. Further enlargement has also been undertaken to the rear of 2 Shawbridge Street. The extant passageway to the south east is also shown. No other significant changes appear to have occurred by the late 19<sup>th</sup> century.



Fig 04: Extract from 1:2500 scale OS map of Clitheroe, 1844.

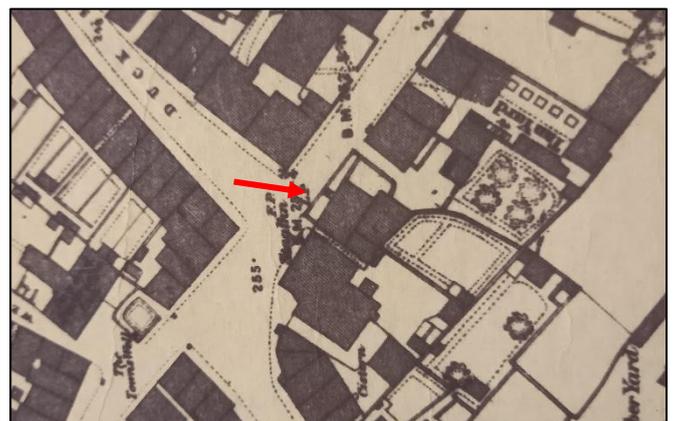


Fig 05: Extract from 1:2500 scale OS map of Clitheroe, 1886.

The entrance to the shop bears the name 'J.E. Smithies, and it was John Edward Smithies who occupied the premises from at least the late 19<sup>th</sup> century and into the mid 20<sup>th</sup> century. Local trade directories from the late 19<sup>th</sup> century show that John Edward Smithies was a furniture maker, however subsequent trade directories into the 20<sup>th</sup> century show that he had become a house furnisher. John died in 1943 and later trade directories suggest that the business was taken over and show that 2 Shawbridge Street was occupied by Dixon and Birtwell, also house furnishers.

## **2.5 DESIGN**

The external appearance to the frontage is to be unchanged. Repair work is required to the cracked glazing and timber frames that have been affected by decay. All repairs will see like for like materials with timber used for the frames and single pane glazing for the windows.

To the interior a new timber stud partition wall with plasterboard will split the current north west unit into two. A vestibule is to be formed with entrances to the units at either side. Further internal stud walls will form WC's and stores. Another stud wall will block up the wall opening between the north west and south east unit. Again, this 3<sup>rd</sup> unit will also see stud walls to create a WC and store.

## **2.6 ACCESS**

The access to the two units formed from the north west unit will continue to be from the original door position. To the interior adjacent to the external door will be a vestibule that will lead to both units by separating doors. The 3<sup>rd</sup> unit south east unit will be accessed via re-instating the historic door.

## SECTION 03

# ASSESSMENT OF SIGNIFICANCE

### 3.1 ASSESSING SIGNIFICANCE

Significance, in terms of heritage related planning policy is defined in the National Planning Policy Framework as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>7</sup> Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change in order to sustain significance, and where appropriate and possible, to seek opportunities for enhancement.

The purpose of this section is to provide an assessment of the significance of the house so that the proposals for change can be informed by the level of significance they possess and so that the impact of the proposals can also be assessed.

This assessment of significance has been informed by a physical inspection of the buildings and both archival and desk-based research. It takes into consideration the significance of both listed building and conservation area.

The following heritage interests have been assessed as per the guidance provided within The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019), which is considered to be best practice; to provide a summary statement of significance.

**Archaeological interest:** “There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”<sup>8</sup>

**Architectural and Artistic Interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all

types. Artistic interest is an interest in other human creative skills, like sculpture.”<sup>9</sup>

**Historic Interest:** “An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”<sup>10</sup>

### 3.2 SUMMARY STATEMENT OF SIGNIFICANCE

The grade II listed status of 2 Shawbridge Street suggests that it is a building of importance from a national perspective in terms of its architectural and historic significance.

The significance of the building is derived from the culmination of its archaeological, architectural, and historic values. The building is an example of a pair of late 18<sup>th</sup> / early 19<sup>th</sup> century, three storey townhouses, which have been subsequently altered at ground floor level during the 19<sup>th</sup> century to form a commercial premises which has also been subsequently enlarged. An assessment of the associated heritage values of the building has revealed that it has limited intrinsic interest.

To the buildings ground floor interior, there is little of any great merit in terms of historic features, fixtures, and fittings, except for the disused chimney breast and the pair of structural columns. As a result, the significance of the building’s interior is diminished and makes a lesser contributor to its significance.

The primary interest of the ground floor of the building, lies in its timber shop frontage which denotes its past commercial use, as well as the extant fabric to the remaining building shell. The overall front elevation of the building (including the upper floors), although simple in its composition which has a neat quality, it would

<sup>7</sup> National Planning Policy Framework (2019) NPPF – Annex 2: Glossary (Online) Available at: [https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20\(for%20heritage%20policy\),%2C%20architectural%2C%20artistic%20or%20historic.](https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20(for%20heritage%20policy),%2C%20architectural%2C%20artistic%20or%20historic.) (Accessed on 22<sup>nd</sup> June 2022)

<sup>8</sup> Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16<sup>th</sup> September 2020)

<sup>9</sup> Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16<sup>th</sup> September 2020)

<sup>10</sup> Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16<sup>th</sup> September 2020)

benefit from a degree of sympathetic rejuvenation to enhance its appearance as this detracts from its aesthetic and architectural values. Nonetheless, the appearance of the building makes an important contribution to the local streetscape and the character and appearance of the Clitheroe Conservation Area.

In terms of its historic value, the building formed the premises of a local skilled craftsman however this is of local interest only. The building provides little unique evidence about the past and possesses no uniqueness in relation to its design or construction, with similar buildings of a better quality being present within other areas of Clitheroe Town Centre.

## SECTION 04

# DEVELOPMENT PROPOSALS

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### 4.1 SUMMARY OF DEVELOPMENT PROPOSALS

This application for listed building consent proposes the following works;

(A) Repairs to the timber shop frontage. The works will involve minor timber repairs to affected areas of the frontage affected by decay. The decayed timber is to be cut out and new timber spliced in and painted to match.

(B) Replacement of damaged glass to the shop frontage. 3no panes of glass are cracked and replacement is required on the grounds of energy efficiency and health and safety.

(C) Installation of internal timber stud partitions to form three separate retail units, with associated WC's and stores. It is proposed that the larger west unit is to be divided into two units, with a vestibule formed to the front access door in which there will be doorways into the proposed units. The smaller east unit is to be a self-contained unit. The internal wall opening is to be closed off and the existing front access door reinstated using the existing door. New WC's and stores / kitchenettes are to be included where shown. Please refer to SPA proposed drawing for proposed internal layout.

## SECTION 05

# PLANNING POLICY CONTEXT

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### 5.1 NATIONAL LEGISLATION

2 Shawbridge Street is a grade II listed building and as such, the building benefits from statutory protection in the form of national legislation, namely the Planning (Listed Buildings and Conservation Areas) Act 1990 due to their special architectural and historic interest. The Act is the legislative foundation in terms of decision making in relation to both listed buildings and conservation areas.

Section 66 of the Act states that;

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*

The duty at Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

*“In the exercise, with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

### 5.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2021, which sets out the Governments economic, environmental and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving ‘sustainable development’.

It is chapter 16 of the NPPF which addresses the national planning considerations in relation to the historic environment and how sustainable development within the historic environment can be achieved. The general principle suggested by these policies is that development which does not give due regard to the conservation of heritage assets will not be considered as ‘sustainable development’ and will therefore be considered as unacceptable and will not be supported by decision making bodies. The policies within the NPPF highlight the need to assess the significance of Heritage Assets and their setting which are to be affected by design proposals for change in order to inform this change and requires that the impact of any such change is assessed.

### 5.3 LOCAL PLANNING POLICY

The relevant local planning policies pertaining to the historic environment are contained within the Ribble Valley Borough Council Adopted Core Strategy which forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.

The relevant Local Planning policies consist of the following;

#### **Key Statement EN5: Heritage Assets**

The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:

Recognising that the best way of ensuring the long-term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset. Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.

Carefully considering any development proposals that adversely affect a designated heritage asset or its setting in line with the Development Management policies. Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place. The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

#### **Policy DME4: Protecting Heritage Assets**

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.

##### **I. Conservation Areas**

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations

as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

## 2. Listed buildings and other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

## 3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

## 4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

- a) monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.
- b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.
- c) Production of design guidance.
- d) Keeping conservation area management guidance under review.
- e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.
- f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.

## SECTION 06

# HERITAGE IMPACT ASSESSMENT

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### 6.1 ASSESSMENT OF HERITAGE IMPACT

#### Impact on the Listed Building

The external repairs to the shop frontage are a minimal intervention, only replacing areas of damage and decay and will address an existing weakness and vulnerability which will safeguard the remaining historic fabric and result in the enhancement of the listed building and should be welcomed.

The proposed internal alterations do not involve the removal of historic fabric. The installation of the proposed partitions will subdivide the plan current plan form to create the proposed 3no. retail units and to some degree will act as indicators as to a previous state of the buildings plan form layout. The proposed internal partitions have a degree of reversibility and can be removed should this be required in the future.

#### Impact on the Clitheroe Conservation Area

The development proposals are largely confined to the interior of the building and as such will have no undue impact on the character and appearance of the Clitheroe Conservation Area. The external repairs to the shop frontage are a minimal intervention, only replacing areas of decayed timber and damaged panes of glass, and will address an existing weakness and vulnerability, whilst also providing enhancement to the building and conservation area and should be welcomed.

### 6.2 MITIGATION STRATEGY

Mitigation against harm will be achieved in the following ways;

- Where significant intervention is proposed i.e., repair, replacement, or introduction of building elements, detailed method statements, details and specifications can be submitted to and agreed with the planning / conservation officer prior to commencement by way of a planning condition.
- The use of heritage builders and craftsmen should be considered, who have extensive knowledge of the construction of historic buildings and have a strong background in their successful repair and alteration.
- Photographic recording can be undertaken prior to the undertaking of works to prove a permanent record of the building prior to change.

Consultation with statutory consultees as part of the planning application process is likely to identify where the buildings would benefit from additional controls and how these could be justifiably applied by way of planning conditions.

### 6.3 SUMMARY OF PUBLIC BENEFITS

The National Planning Policy Framework (NPPF) requires that harm to Designated Heritage Assets be balanced against the public benefits of the development proposals. The following social, economic, environmental and heritage benefits that are expected to be achieved through the implementation of the development proposals include;

- The development proposals will result in the reintroduction of a commercial use of the ground floor units, which serves as its optimum viable use and a use consistent with the conservation of the building.
- Sustainable re-use of an existing building.
- Contribution to the vitality and viability of Clitheroe Town Centre through the introduction of new business / retail units to this area.
- The location of the building would offer high levels of sustainability for the occupants and patrons of the proposed units due to the proximity of local services and public transport as well as being accessible by foot.
- Provision of additional commercial spaces in an already well-established shopping street, contributing to employment generation and growth to the local economy.
- Heritage benefits through the enhancement of the listed building and conservation area following repairs to the historic shop frontage and the implementation of uses that are consistent with the conservation of the building.

It is considered that these benefits will considerably outweigh the harm caused, which is considered to be less than substantial and accordingly the development proposals satisfy the test that is laid down by the NPPF and that the development proposals should be welcomed by Ribble Valley Borough Council and their statutory consultees. Therefore, listed building consent should be granted.

## APPENDIX A

### 2 SHAWBRIDGE STREET: LIST ENTRY

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C18. 3 storeys, pebble dashed. 2 windows, stone surrounds on 2 floors. Late C19 shop front of 2 windows. Left hand section of 2 storeys has 1 window over carriage entry and late C19 canted bay with hood with iron finial. Canted shop front with half glazed door. Nos 2 to 10 (even) form a group.

## APPENDIX B

# CLITHEROE CONSERVATION AREA: SUMMARY OF SPECIAL INTEREST

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The Waddington Conservation Area was designated on 3 October 1974. The special interest that justifies the designation of the Chatburn Conservation Area derives from the following features:

The special interest of the area is derived from the following:

- Clitheroe Castle, a Scheduled Ancient Monument;
- The relatively intact medieval layout of the original settlement;
- The Castle Grounds which are included on the English Heritage Register of Parks and Gardens;
- The architectural and historic interest of the area's buildings, 88 of which are listed;
- Church Street, the best area of Clitheroe's historic townscape;
- Historic late 19th century townscape along King Street including Police Station (1886), former Post Office (1879) and Victoria Buildings;
- Planned grid pattern of typical late 19th century terraced housing (Railway Terrace, Waddington Road, St Mary's Street and Brennand Street);
- Good examples of late 19th century terraced houses in Eshton Terrace;
- The prevalent use of local building stone;
- The distinctive skyline, especially as viewed from the Bashall Eaves area of the Borough;
- Open space beside Mearley Brook at the rear of SS Michael and John's Church;
- The Market Place;
- Traditional 19th century shopfronts;
- Views of Pendle Hill and distant fells to the west;
- Panoramic views from Clitheroe Castle;
- A pleasing historic townscape enhanced by the town's changes of level and curves in the old streets and areas of historic stone floorscape;
- Stone paved pedestrian alleys off Moor Lane and Church Street;
- Individual trees and groups of trees in the area's three significant open spaces.