



PLANNING AND HERITAGE STATEMENT

Proposed change of use of former printworks into three dwellings including the demolition and rebuild of existing brick extension

**The Old Printworks
Black York Street
Clitheroe
BB7 1LT**

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1 INTRODUCTION

Context

- 1.1 This Statement has been prepared by DPA Planning Ltd on behalf of Mr R Evans (the "Applicant") for the proposed change of use of The Old Printworks into three dwellings including the demolition and rebuild of the existing brick extension (the "Proposed Development") at The Old Printworks, Back York Street, Clitheroe, BB7 1LT (the "Application Site").
- 1.2 This statement is to be read alongside all submitted plans.

Site Context

- 1.3 The application site known as The Old printworks consists of a part two-storey, part three-storey brickwork and cement render former industrial building located between Back York Street and York Street (B6478). The site lies centrally within Clitheroe and within the Conservation Area. The rear of Number 8 and 10 York Street faces the application site, with the Grade II listing being noted for its brickwork (quoins) and fenestrations.



Figure 1.1: Site Location

Planning History

- 1.4 There is no planning history noted on public access for the application site.

Proposed Development

- 1.5 The proposed development seeks the change of use of the former light industrial use building that has become redundant into three dwellings as detailed in the submitted plans.
- 1.6 The works include the demolition and rebuild of the existing brick extension which has fallen into disrepair and become dilapidated and unsafe due to water ingress.
- 1.7 The two-bedroom apartments created at the ground, first and second floor would exceed the minimum living space standards and have sufficient natural light in all habitable rooms.
- 1.8 The investment into repurposing the vacant building into residential use will benefit this part of central Clitheroe with the appearance improved from the new design features and removal of redundant and unsightly former industrial features such as the metallic flue pipe as viewed from the existing north elevation.

2 PLANNING POLICY

The Local Plan

- 2.1 Paragraph 2 of the National Planning Policy Framework (NPPF) states that planning law (namely Section 38(6) of the Planning & Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990) requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
- 2.2 The approved development plan for Ribble Valley Borough Council includes the Core Strategy, adopted in full on 16th December 2014.
- 2.3 Relevant Core Strategy Policies include:
- Policy DMG1 – General Considerations
 - Policy DME4 – Protecting Heritage Assets
- 2.4 Other Guidance:
- Housing and Economic Development – Development Plan Document
 - Clitheroe Conservation Area Appraisal

National Planning Policy Framework & Guidance

- 2.5 The National Planning Policy Framework (NPPF) was last updated in July 2021. Local Planning Authorities (LPAs) are required to take its content into account when preparing their Development Plans and it is a material consideration when making decisions on planning applications or appeals.
- 2.6 Paragraph 7 of the NPPF states that 'The purpose of the planning system is to contribute to the achievements of sustainable development'. According to Paragraph 8, 'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- i) An economic objective

- ii) A social objective
- iii) An environmental objective

- 2.7 Paragraph 12 relates to the presumption given to sustainable development 'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'
- 2.8 Paragraph 20 states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for:
- a) housing (including affordable housing), employment, retail, leisure and other commercial development;
 - b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - c) community facilities (such as health, education and cultural infrastructure); and
 - d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
- 2.9 With regard to transport, Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 2.10 Paragraph 119 states that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for

accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

2.11 Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

2.12 Paragraph 130 states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2.13 The duty of the Council as a Local Planning Authority is set out in paragraphs 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The

duty in relation to Listed Buildings is to preserve its setting or any features of special architectural or historic interest which the building may possess. Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 2.14 The proposal is considered to cause "less than substantial harm to the significance of the heritage asset" as set out in Paragraph 199 of the NPPF. The harm should therefore be weighed against the public benefits of the proposal. In this case, the minimal harm of the works does not outweigh the public benefits of the improved safety of the building which has fallen into disrepair and the provision of sustainable living accommodation in a town centre location.
- 2.15 There are other related policies which will be covered in the following sections of this report where necessary.

3 PRINCIPLE OF DEVELOPMENT

- 3.1 Policy DME4 of the Core Strategy defines the development controls for protecting heritage assets. Regarding the Conservation Area, proposals are required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. Development within the Conservation Area will be supported where it makes a positive contribution and conserves and enhances the character and appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, strictures, trees and open spaces.
- 3.2 The application site is a vacant building which has fallen into disrepair. It is located within Character Area 3 – York Street and Well Terrace of the Clitheroe Conservation Area (Figure 1.2).

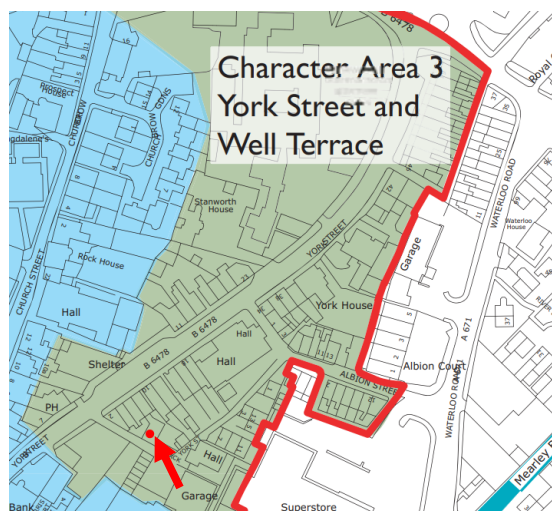


Figure 1.2: Application site located within Character Area 3 of the Clitheroe Conservation Area.

- 3.3 The application site is shown as a Building of Townscape Merit on the Townscape Appraisal map. These are defined as unlisted buildings which have been judged as making a positive contribution to the character and appearance of the conservation area.
- 3.4 Within the Clitheroe Conservation Area Appraisal, it is noted for Character area 3 that one of the principal negative features are vacant properties in Back York Street. These are further listed as sites for enhancement.

- 3.5 The proposed development seeks to enhance a vacant property on Back York Street and will see significant investment to rebuild part of the building and conversion of the internal spaces to form three dwellings in a town centre location. The development as shown in the submitted plans will make a positive contribution to the local character of Clitheroe and as such it is considered consistent with the intentions of the Clitheroe Conservation Area Appraisal and Policy DME4.
- 3.6 The proposed development is therefore considered acceptable in principle subject to the to the consideration of the other material planning matters, which are addressed in the following sections of this statement.

4 MATERIAL PLANNING CONSIDERATIONS

Clitheroe Conservation Area

- 4.1 Section 16 of the NPPF details that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations
- 4.2 Paragraph 126 of the NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.3 The NPPF contains a further section, paragraph 130, outlining in part (f) that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 4.4 The proposed development will see a significant investment into the conversion and rebuilding of the vacant building into dwellings. Where it has been possible original features have been retained, replacement doors and windows are not disproportionate and are in keeping with the original design of the building. There is no harm to this building of merit as the proposed development enhances the unsightly building which had fallen into disrepair. Additionally former light industrial components of the building are to be removed, most notably the metal flue pipe to the southern elevation and external signage. The majority of changes proposed are internal to facilitate living spaces.
- 4.5 The proposed development restores the currently vacant building of merit to a building which provides three dwellings and positively contributes to the wider Conservation Area. The application therefore complies with the Core Strategy policy DME4 and the supplementary guidance available for the Clitheroe Conservation Area as well as paragraph 199 of the NPPF.

Residential Amenity

- 4.6 The proposed development will see a significant investment to convert the building into three apartments. The living spaces provided are above the minimum space standards for living and all habitable rooms are sufficient natural lighting. Whilst no external amenity space is provided, the central location within Clitheroe is deemed suitable to support the three apartments proposed.
- 4.7 The visual amenity of the site will be enhanced from replacement windows and removal of derelict clutter from external elevations. The vibrancy of the streetscene will be enhanced through the development.
- 4.8 There are limited residential dwellings near to the application site, with the majority of properties being used for commercial and retail uses. The neighbouring leasehold property number 8A Back York Street is not affected by the proposed development as the level of glazing to the eastern elevation is to remain the same.
- 4.9 It is not considered that the proposal would lead to any unacceptable residential amenity impacts such as loss of privacy or overlooking and therefore the application is considered to meet the intentions of paragraphs 130 and 132 of the NPPF.

Highways Impact

- 4.10 With regard to transport, Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.11 The proposed development does not seek to introduce a new access with occupiers of neighbouring properties having the same size of parking area and suitable pedestrian access. This no car development is within a very sustainable Town Centre location and has multiple services available within a 5-minute walk.
- 4.12 The development will not cause any harm to highway capacity and safety and is therefore considered to comply with Paragraph 111 of the NPPF.

Flood Risk and Drainage

- 4.13 The NPPF sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. Planning Practice Guidance is also available online.
- 4.14 The site is shown as within flood zone 1 on the online flood map for planning service. Flood zone 1 has a low probability of flooding from rivers and the sea. As the proposed development is under 1 hectare it does not need to provide any further assessment such as a flood risk assessment.
- 4.15 The proposed surface and foul water drainage will use the existing mains sewer connection. The proposed development there complies with the NPPF at paragraphs 159 and 167 and is deemed compatible for the area.

5 CONCLUSION

- 5.1 Paragraph 38 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.
- 5.2 The proposed development will enhance and restore the existing vacant building into three well-spaced apartments. It is considered that the development will make a positive contribution to the local distinctiveness and character of Clitheroe.
- 5.3 It has been detailed in this statement that the proposal represents an appropriate form of development given its location. The development is supported in both national and local legislation. All relevant material planning considerations have been addressed and the development has no negative impacts.
- 5.4 Given the above the local planning authority is respectfully requested to view the proposal favourably.

