

Copy already given to
Stephen Kilmartin

9 Whiteacre Lane
Barrow
Clitheroe
Lancashire
BB7 9BJ
27th June 2024

Chief Planning Officer
Ribble Valley Borough Council
Council Office
Clitheroe
BB7 2RA

Dear Sir,

Re Application for Listed Building Consent for Alterations and for
Planning Consent for Change of Use at 33 King Street, Whalley BB7 9BJ

I am finding it very difficult to complete the necessary forms because the present situation is quite complicated.

Until 1985 the premises of 33 and 33A were openly connected on all levels but then became divided into two properties.

33 then became a retail shop with living accommodation above and a picture framing workshop added at the back

1989 the living accommodation became additional retail space.
(Planning permission granted.)

2007 The Macfarlane Dental Practice rented the 3rd floor attic space to give themselves extra space for staff facilities and storage. (Planning permission granted.)

They were required to establish an emergency exit route to the rear metal staircase at the back of No.33 and a special licence for this access through no.33 was granted.

2009 The present tenant opened a retail shop on the ground floor and converted floors 2 and 3 into a maisonette for her own use. The lease taken out at that time specified that the maisonette was for the use of the tenant or a shop manager only. (Planning permission granted.)

1st March 2024 The tenant vacated the maisonette and will end her tenancy of the ground floor retail premises on the 30th of this month (June).

The Macfarlane Dental Practice now want to extend their present lease of the 3rd floor to include the 2nd floor of 33 (previously the upper floor of the maisonette). They intend to break through a previously bricked up doorway between the two premises to create an additional surgery and waiting area for their patients. They already have access between the two premises at the third floor level as an emergency exit route to a fire escape at the rear of number 33.

As the owner of 33 King Street I would therefore like to add the 1st floor (previously the lower floor of the maisonette) to the ground floor retail space to give additional retail / storage space for a new tenant.

My intention is therefore to create two separate commercial units within the building of 33 King Street, Whalley.

I hope this clarifies the present situation.

Kind regards,
Margaret Bridgett