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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 06 October 2024 11:38
To: Planning
Subject: Planning Application Comments - 3/2024/0585 FS-Case-652403507

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Planning Application Reference No.: 3/2024/0585

Address of Development: 3 Church St, Clitheroe

Comments: I submit comments [REDACTED]. We support that the building is being renovated and brought back into use, however the Heritage Statement is inadequate, and doesn't provide a sufficient account of the significance of the historic asset, or a thorough assessment of the impacts of the proposals (therefore not compliant with paragraphs 200 and 201 of NPPF).

The buildings to the rear (labelled 'store' and 'garage' on the submitted existing site plans) are potentially very old, at least mid-19th century. The existing plans show what seems to be a substantial fireplace in the store building, which is absent from the proposed plans therefore presumably being removed. There are no photos of this in the application so we can't assess its significance.

In our opinion, the conversion of the garage to a retail unit, with new signage etc and an entrance from White Lion passage, will be harmful to the character and appearance of the conservation area. This building was originally a store or stabling, and has not historically been a shop. The view towards Church Street from the council car park through White Horse passage is very characterful due to the survival of undeveloped ancillary buildings like this, and to develop these buildings so obviously would be harmful to the significance of the listed building and the conservation area. We also noticed that this building would be partially re-roofed, altering the profile of the gable end.

The Local Authority may also deem that the store and garage are curtilage listed.

We do not think that upvc windows and doors are appropriate, in any part of the proposed development. There is a precedent for upvc being unacceptable in this area, as demonstrated by the unauthorised replacement of timber windows with upvc at the rear of 1 Church Street a few years ago <https://webportal.ribblevalley.gov.uk/planningApplication/31559>. The intention to replace historic timber windows with similar ones is welcome, however there is no condition survey to demonstrate why these window frames need to be replaced at all. It's possible that they could be repaired and restored, which is preferable to replacement as more historic fabric can be retained. In addition, painting the frames and stone surrounds in black is not in keeping at this location.

However if the planning officer is minded to grant consent then there should be a condition for historic building recording before any changes are made. It has been scaffolded for a while and the paint and render removed on the principal façade, which has revealed the old 'Coffee and Snack Bar' writing, which should also be recorded in some way.