



Kathryn Hughes
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

21st February 2025

Dear Kathryn Hughes,

Planning Application No: 3/2024/1016

Grid Ref: 373263 436244

Proposal: Regularisation of works including extension to rear ground floor to include internal secure residents cycle store with roller shutter door; re-instate rear boundary wall to 0.74m high; alterations to rear external staircases; upvc windows and doors to front, side and rear; aluminium windows to the front dormer; screening feature to the rear balconies; ground floor bin store; central cladding to front dormer window on third floor; rooflights; external lighting scheme to rear and two electric charging points.

Location: 1 to 7 The Picture House George Street Whalley BB7 9TH

Whalley Parish Council formally objects to the proposed regularisation of works at 1 to 7 The Picture House, George Street, Whalley (BB7 9TH). The current application significantly deviates from the original planning permission and should not be considered a simple regularisation, as the development fails to conform to the previously approved plans.

We strongly believe that any modifications to the approved scheme should have been submitted as amendments to the planning application rather than seeking retrospective approval for an "as built" development. This approach undermines the planning process and sets a concerning precedent for future applications.

Our specific concerns include:

Materials and Design – The materials used should strictly adhere to those originally approved, ensuring the development respects the architectural character of the conservation area. The proposed amendments, including UPVC, are not in keeping with the area's historic and conservation area standards.

Impact on Character – The alterations, impact on the building's character and fail to align with conservation area policies.

Planning Policy Compliance – The proposed amendments appear to contravene local planning policies designed to protect the visual integrity and historic value of Whalley’s conservation area.

Proper Planning Process – The applicant should comply with the originally approved plans and submit a new application if modifications are required, rather than seeking retrospective approval for unauthorised changes.

Given these concerns, Whalley Parish Council strongly objects to this application and urges the Planning Authority to reject the proposed regularisation in its current form as it undermines the planning process. We request that the applicant be required to adhere to the original approval and ensure all works conform to the standards expected within a designated conservation area.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council