


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	SK	Date:	9.10.25	Manager:	LH	Date:	10.10.25
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Application Ref:	2025/0701			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	18.9.25	Site Notice:	18.9.25					
Officer:	Stephen Kilmartin							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Listed Building Consent for proposed subdivision of shop premises to accommodate living accommodation on first and second floors for use as letting apartment.
Site Address/Location:	33 Castle Street Clitheroe BB7 2BT

CONSULTATIONS:	Parish/Town Council
No representations received in respect of the application.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
The Local Highways Authority have raised no objection to the proposal.	

CONSULTATIONS:	Additional Representations.
One letter of representation from Clitheroe Civic Society has been received offering the following observations:	
<ul style="list-style-type: none">• The harm of the rear door is justifiable• The proposal will bring forward benefits by allowing the shop and apartment to be utilised independently• Recommend that details of the paint and render repairs be secured	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy:
Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN4: Biodiversity and Geodiversity
Key Statement EN5: Heritage Assets
Key Statement DMI2: Transport Considerations
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME2: Landscape & Townscape Protection
Policy DME4: Protecting Heritage Assets
Planning (Listed Buildings and Conservation Areas) Act
Clitheroe Conservation Area Appraisal
National Planning Policy Framework (NPPF)

Relevant Planning History:

2023/0556:

Listed Building Consent for proposed new timber frontage, proposed repair and painting of existing white-washed stone, and repair and repaint of existing rainwater goods. (Approved)

2023/0555:

Planning application for proposed new timber frontage, proposed repair and painting of existing white-washed stone, and repair and repaint of existing rainwater goods. (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to 33 Castle Street, Clitheroe. The property is a Grade II Listed Building with the application property forming part of a joint listing (31 and 33 Church Lane List Entry: 1072372). The building is also within the setting of a number of another Grade II designated heritage asset, 27 and 29 Castle Street (Grade II): List Entry 1072371.

The application building is also located within the Designated Clitheroe Conservation Area, forming part of the designated Principal Shopping Frontage of Clitheroe.

Proposed Development for which consent is sought:

The application seeks Listed Building Consent for the subdivision of the ground and basement floor from that of the upper floors of the premises to allow for the upper floors to accommodate an independent C3 residential dwellings. It is further proposed that a small area of walling to the rear of the property will be removed to provide an area of dedicated parking provision to serve the apartment, with some minor works to the existing fabric of the building also being proposed. In this respect the submitted Heritage Statement states the following:

'The proposals in this application aim to comply with conservation requirements and would be a huge enhancement and public benefit to this heritage asset.

The only surviving features within the building are the original timber staircase from first to second floor, 2 small cast iron fireplaces to the front and rear rooms, historical stone steps to the basement and original stone sink, these will all be retained within the proposals, all the remaining areas have been modernised over the years.

A original stone arch is situated to the left-hand side of the property on the front elevation, this leads to a historic walkway link between the front and rear of the property and would be restored and retained within this application.

The application proposals.

The proposals are to retain the use of the ground floor shop and use the rear stairs as access to the apartment on the upper floors, the existing modern partition walls would be upgraded to comply with fire regulations to provide a safe access route from the apartment to the exterior exit at the rear of the building.

A historical stone staircase that has been sealed up would be uncovered, restored and re-used as access from the shop into the basement storage areas. The existing door leading into the existing rear stairs would be sealed up providing a fully independent route for the apartment. The existing window to the

basement area would be cut down to form a new rear door to the basement shop with a hardwood door and frame installed maintaining the heritage appearance.

The existing shop front and windows would all be refurbished and painted white with new slimline secondary glazed frames installed. The external front wall of the property is rendered but defective and allowing water ingress into the building, this would be stabilised repaired and re-painted white’.

Impact upon Listed Building(s) and Setting:

The application relates to a Grade II Listed Building the application property forming part of a joint listing consisting of 31 and 33 Church Lane (List Entry: 1072372), with the listing description reading as follows:

31 and 33 Castle Street:

CASTLE STREET 1. 5295 (North-West Side) SD 7441 1/118 Nos 31 and 33 II GV 2. Early C19. 3 storeys, rendered, with 2 windows, hung sashes with glazing bars to the left, modern to the right, stone surrounds. Late C19 and modern shop fronts. Nos 27 to 37 (odd) form a group, Nos 35 and 37 being buildings of local interest only.

Listing NGR: SD7433341852

The building to which the application relates also falls within the setting of 27 and 29 castle Street (Grade II: List Entry 1072371), with the respective listing reading as follows:

27 and 29 Castle Street:

CASTLE STREET 1. 5295 (North-West Side) Nos 27 and 29 SD 7441 1/117 II GV

2. Early C19. Gothic style. 3 storeys, rendered, with moulded eaves cornice. 2 windows, 1 modern casements, 1 hung sash with glazing bars, rectangular drip moulds. Modern shop front. Nos 27 to 37 (odd) form a group, Nos 35 and 37 being buildings of local interest only.

Listing NGR: SD7432341840

As such, in assessing the proposal, regard must be given to the statutory duties imposed on the authority in respect of the preservation and enhancement of such assets. In this respect, at a local level, Key Statement EN5 and Policy DME4 are primarily, but not solely, engaged for the purposes of assessing likely impacts upon designated heritage assets resultant from the proposed development.

Key Statement EN5:

In this respect Key Statement EN5 states that:

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. 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 ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*

- *Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- *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:

With Policy DME4 stating, in respect of development within conservation areas or those affecting the listed buildings or their setting, that development will be assessed on the following basis:

1: 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.

Policy DMG1:

Policy DMG1 is also engaged in concert with Key Statement EN5 and Policy DME4 insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criterion that are relevant to the assessment of the current proposal, which state:

In determining planning applications, all development must:

DESIGN

1. *Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building on context toolkit).*
2. *Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
3. *Consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

AMENITY

1. *Not adversely affect the amenities of the surrounding area.*

ENVIRONMENT

3. *All development must protect and enhance heritage assets and their settings.*

Planning (Listed Building and Conservation Areas) Act 1990:

Given the proposal relates to a Grade II Designated Heritage Asset, special regard must also be given to the statutory duties imposed on the authority, pursuant to national legislation, particularly in respect of the preservation and enhancement of such assets.

The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by s.58B (1) of Levelling-up and Regeneration Act 2023) is to preserve or enhance the special character of heritage assets, including their setting. As such, in determining applications that affect designated heritage assets, the authority must consider the duties contained within the principle Act which states the following;

Listed Buildings – Section 66(1) (as amended by s.58B of Levelling-up and Regeneration Act 2023):

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving or enhancing the building or its setting. Under s.58B (2) this includes preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset.

Listed buildings - Section 16 (2) (as amended by s.58B of Levelling-up and Regeneration Act 2023):

In considering whether to grant listed building consent for any works to a listed building the local planning authority shall have special regard to the desirability of preserving or enhancing the building. Under s.58B (2) this includes preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset.

National Planning Policy Framework (December 2024):

The National planning Policy Framework (NPPF) sets out further duties in respect of determining proposals that affect heritage assets stating that *'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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'*.

The Framework sets out further duties in respect of considering potential impacts upon designated heritage assets with Paragraphs 212 – 221 reading as follows:

Considering Potential Impacts:

212:

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.

213:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214:

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217:

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218:

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219:

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably

220:

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account

the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

221:

Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies

Assessment of Impacts:

A number of works are proposed, ranging from repair to internal reconfiguration and some minor external alterations. In this respect the proposed works are best summarised as follows:

Internal Works:

Basement:

Window to rear elevation, cill to be lowered to form independent access door to shop area. Installation of stud walling to create basement level W.C.

Ground Floor:

New double stud partition to be erected between shop and residential access corridor

First Floor:

New double stud partition to be erected between shop and residential access corridor. Remove existing timber partitions and erect new double partitions insulated and with sound block boards. Enlargement of kitchen area and removal of W.C fittings.

Second Floor:

Remove existing timber partitions and erect new partitions insulated and with sound block plasterboards forming En-Suite. Installation of stud walling to create wardrobe area. Creation of bathroom area.

In respect of the proposed internal works, the overall plan-form of the building remains largely legible with the alterations proposed being minimal in nature to facilitate the use of the upper floors of the building for modern residential occupation bringing forward a benefit in the form of continued custodianship of the building through its continued residential occupation. As such it is not considered that the proposed internal alterations will result in any significant measurable adverse impacts upon the Grade II Listed Building.

Wall Removal to Rear of Property:

The submitted details propose the widening of two existing openings within two sections of walling to facilitate vehicular access to the rear yard of the property. In this respect it is proposed that the furthest north-western wall opening will be widened from 1m to 2.5m with the secondary inner wall opening being widened from 1m to 3m.

It is noted that within the Clitheroe conservation Area Appraisal the loss of existing fabric is considered to be a 'risk' that could undermine the inherent character of the designation. However, given these areas of wall are located to the rear of the property, also being located to the rear of an existing building of a utilitarian appearance. It is not considered that the removal of the walling, to the extents proposed, would result in any measurable adverse impact upon the Character of the Clitheroe Conservation Area nor any adverse impacts upon the inherent character or significance of the Grade II Listed Building that would warrant the refusal to grant listed building consent in this case.

Secondary Glazing and Window refurbishment:

In respect of the proposed secondary glazing at the first and second floor on the front elevation of the property, it is proposed that the existing window frames will be retained and refurbished with secondary

glazing being installed. These works are unlikely to have any direct significant adverse impacts upon the inherent character or significance of the Grade II Designated Heritage Asset. However, a condition will be imposed requiring that section details of the secondary glazing are provided prior to installation to ensure an appropriate standard of appearance, with a condition requiring a methodology for the windows restoration also considered to be appropriate in this case.

Render Repairs:

In respect of the proposed render repairs, a condition will be imposed requiring the submission of a methodology for the proposed repairs and their extents prior to the commencement of any such works. As such, subject to appropriate details being received, it is unlikely this element of the proposal will result in any measurable adverse impact upon the inherent character or significance of the Grade II Listed Building.

Conclusion:

As such, taking account of the above matters, it is not considered that the proposed development raises any significant direct conflict(s) with Key Statement EN5 or Policies DMG1 and DME4 of the Ribble Valley Core Strategy, nor any significant measurable conflicts with the aims, objectives and requirements of Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 nor Paragraphs 212 – 221 of the National Planning Policy Framework. Particularly In respect of measurable adverse impacts upon or development that would result in measurable harm to a Grade II Designated Heritage Asset or the setting of adjacent or nearby Grade II Designated Heritage Assets.

Impact upon Character/appearance of the Clitheroe Conservation Area:

The application site lies within the designated Clitheroe Conservation Area. As such, in assessing the proposal, regard must be given to the statutory duties imposed on the authority in respect of the preservation and enhancement of such assets.

In this respect, at a local level, Key Statement EN5 and Policy DME4 are primarily, but not solely, engaged for the purposes of assessing likely impacts upon designated heritage assets resultant from proposed development(s).

In this respect Key Statement EN5 states that:

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. 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 ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- *Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- *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.*

With Policy DME4 stating, in respect of development within conservation areas or those affecting the listed buildings or their setting, that development will be assessed on the following basis:

1: 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.

Policy DMG1 is also engaged in concert with Key Statement EN5 and Policy DME4 insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criterion that are relevant to the assessment of the current proposal, which state:

In determining planning applications, all development must:

DESIGN

- 4. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building on context toolkit.*
- 5. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 6. Consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

AMENITY

- 2. Not adversely affect the amenities of the surrounding area.*

ENVIRONMENT

- 4. All development must protect and enhance heritage assets and their settings.*

Assessment of Impacts:

In determining potential impacts upon the designated Clitheroe Conservation Area, the range of works that are likely to result in positive or negative impacts upon the designated area are largely limited to that of the proposed external works, particularly insofar they will be read from and be visible from the public realm.

The scope of the external works proposed that are likely to result in impacts upon the character or visual amenities of the Clitheroe Conservation Area would be limited to that of the area of walling to be removed towards the rear curtilage of the building to facilitate the creation of a parking area, the proposed 'render repairs' and the 'secondary glazing' to be installed in the upper floors of the front elevation of the building.

Wall Removal to Rear of Property:

The submitted details propose the widening of two existing openings within two sections of walling to facilitate vehicular access to the rear yard of the property. In this respect it is proposed that the furthest north-western wall opening will be widened from 1m to 2.5m with the secondary inner wall opening being widened from 1m to 3m.

It is noted that within the Clitheroe conservation Area Appraisal the loss of existing fabric is considered to be a 'risk' that could undermine the inherent character of the designation. However, given these areas of wall are located to the rear of the property, also being located to the rear of an existing building of a utilitarian appearance. It is not considered that the removal of the walling, to the extents proposed, would result in any measurable adverse impact upon the Character of the Clitheroe Conservation Area that would warrant the refusal to grant consent in this case.

Secondary Glazing:

In respect of the proposed secondary glazing at the first and second floor on the front elevation of the property, it is proposed that the existing window frames will be retained and refurbished with secondary glazing being installed. These works are unlikely to have any direct significant adverse impacts upon the character or visual amenities of the Clitheroe Conservation Area. However, a condition will be imposed requiring that section details of the secondary glazing are provided prior to installation to ensure an appropriate standard of appearance.

Render Repairs:

In respect of the proposed render repairs, a condition will be imposed requiring the submission of a methodology for the proposed repairs and their extents prior to the commencement of any such works. As such, subject to appropriate details being received, it is unlikely this element of the proposal will result in any measurable adverse impact upon the Clitheroe Conservation Area.

As such, taking account of the above matters, it is not considered that the proposed development raises any significant direct conflict(s) with Key Statement EN5 or Policies DMG1 and DME4 of the Ribble Valley Core Strategy, nor any significant measurable conflicts with the aims, objectives and requirements of Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 nor Paragraphs 212 – 221 of the National Planning Policy Framework. Particularly In respect of measurable adverse impacts upon the character or visual amenities of the designated Clitheroe Conservation Area.

Highways and Parking:

The Local Highways Authority have raised no objection to the proposal stating the following:

The plans and highway submitted information has been viewed and the following comments are made.

Ref. Heritage statement 014PCDV1, 27.08.25 submitted, 'A second staircase from the ground floor communal area gives access to a first and second floor which historically has been residential' No parking exists for the site only on street or local car parks, however, It is noted access has been agreed to the rear of the building for parking (ref. Amended Drawing 00153V2, dated 20/7/25, Site boundary details) for the 2-bed apartment.

In apartments secure provision should be provided within the development for cycles (and mobility buggies as appropriate) Bicycle parking must be provided for 2 bicycles to support sustainable travel.

The proposal is in a sustainable location with access to local amenities and is on a bus route. There are no objections to this proposal as the proposed development should not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

The following conditions are recommended.

Conditions

- *The parking spaces as indicated on Amended Drawing 00153V2, dated 20/7/25 (Site boundary details) hereby approved shall be made available prior to the use hereby approved first becoming operative and thereafter be retained in perpetuity.
Reason: To ensure adequate dedicated parking provision is provided to serve the use hereby approved.*
- *Prior to first use of the development hereby permitted a secure cycle store for 2 bicycles shall be provided and maintained thereafter for that purpose.
Reason: To support sustainable travel.*
- *No demolition works shall take place, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the demolition period. It shall provide for:*
 - (i) The parking of vehicles of site operatives and visitors*
 - (ii) The loading and unloading of plant and materials*
 - (iii) The erection and maintenance of security hoarding*
 - (iv) Measures to control the emission of dust and dirt during construction*
 - (v) A scheme for recycling/disposing of waste resulting from demolition works*
 - (vi) Details of working hours*
 - (vii) Routing of delivery vehicles to/from site*

Securing the provision of the extra parking space and cycle storage is not considered necessary given the town centre location of the site. The construction method statement is not considered necessary given the extent of works involved and their location to the rear of the site.

As such, it is not considered that the proposal will result in any measurable conflict(s) with Key Statement DM12 or Policy DMG3.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application for Listed Building Consent is recommended for approval.

RECOMMENDATION:

That listed building consent be granted subject to the imposition of conditions.