

Nicola Gunn

From: Planning
Subject: 25 0877

From: Louise Davies <
Sent: 25 November 2025 14:50
To: Planning <planning@ribblevalley.gov.uk>
Cc: Peter Llewellyn <
Subject: Fwd: Weekly List 21 November 2025

External Email

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FAO Emily Pickup

Dear Emily

Re: Application 3/2025/0877 - Approval of details reserved by conditions 4 (Walling and roofing materials), 5 (Roof Lights), 6 (Windows and Doors) and 7 (Stone Flags) on planning permission 3/2025/0231. 3 Church Street Clitheroe BB7 2DD

These comments are on behalf of Clitheroe Civic Society.

We have reviewed the details submitted towards satisfying conditions 4, 5, 6 and 7 of application 3/2025/0231, and we welcome the intention to carefully remove, store and mark the historic stone flags for their reuse as part of the scheme. We would urge caution in the re-use of reclaimed materials such as flag and roofing slates, however, unless these are from a legitimate provenance. Modern replicas made using traditional quarrying methods can be a better option.

We have concerns regarding the proposed windows. We commented on an earlier application for this site that there was no survey of the existing windows, or discussion of their historical significance or condition. The application has therefore not justified why the existing windows cannot be repaired and retained. Clitheroe Conservation Area Management Guidance states: *'As a rule, windows in historic buildings should be repaired, or if beyond repair should be replaced 'like for like'. It is important that the design, scale and proportion of new windows should be sympathetic to the character of the building.'* The proposed windows are a mock sash design, which is not a like for like replacement. The frames are too chunky and out of proportion with the building and with the other buildings on the street. They are not appropriate for use on a listed building or within Clitheroe Conservation Area, and would cause harm to the significance of both the grade II listed building and the designated Conservation Area. We recommend that the applicant undertakes a window condition survey and frames should be retained and repaired wherever possible, with thermal upgrades such as secondary glazing added. Where frames are beyond repair, then full sliding timber sash windows of the same proportions as the existing should be used. Guidance on windows in historic buildings can be found here: <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/heag039-traditional-windows-revfeb17/>

Regarding the building frontage and the shop front: it is regrettable that the historic signage that was uncovered during the work to the building was not retained. Features such as this can add character and colour to the street scene and better reveal the significance of the conservation area. The paint and materials proposed for use here, however, are welcomed and are in line with the Clitheroe Shopfront Design Guide. There are no details yet on proposed signage, but we would urge this to be sensitively designed in line with the shopfront guidance: <https://clitheroecivicsociety.org.uk/ccs-projects/clitheroe-town-shopfronts.html>

Many thanks

Louise Davies
Secretary, Clitheroe Civic Society

----- Forwarded message -----

From: **Jane Tucker** <Jane.Tucker@ribblevalley.gov.uk>

Date: Fri, 21 Nov 2025 at 16:25

Subject: Weekly List 21 November 2025

To:

Please find attached the Weekly List of registered planning applications.

If you have any queries regarding the list please contact planning@ribblevalley.gov.uk

Please note that the weekly and decided lists are always available to view on our website by following this link https://www.ribblevalley.gov.uk/weekly_lists

Did you know the Planning Application Advanced Search facility on our website allows you to generate your own list of decisions for as many weeks as you choose?

<https://webportal.ribblevalley.gov.uk/planningApplication/search/advanced>

Kind regards,

Jane

Jane Tucker, Planning Administration Assistant, Economic Development and Planning,

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA Tel: 01200 425111

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