

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 04 February 2026 11:46
To: Planning
Subject: Planning Application Comments - 3/2025/1005 FS-Case-794663765

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Planning Application Reference No.: 3/2025/1005

Address of Development: 7 Church Street

Comments:

Re: 3/2025/1005 | Former Lloyds Bank 7 Church Street Clitheroe BB7 2DD

These comments are on behalf of [REDACTED] and relate to the impacts of the proposals on the Non-Designated Heritage Asset (NDHA) of 7 Church Street, and on the character and appearance of the designated Clitheroe Conservation Area.

Heritage significance

Theydon House, 7 Church Street, Clitheroe is an attractive 19th century building in a prominent position within Clitheroe Conservation Area. The building is of three storeys and four bays, and was possibly originally two properties, with a third contemporary property at No. 9 Church Street to the immediate north. The building has a distinctive Gothic-revival door case, with a heavy, flat castellated pediment. Stylistically, this doorcase dates to the late 19th century and displays the coat of arms of the Trappes family. Charles Trappes was a notable Clitheroe resident and Alderman, who is known to have lived in the property in 1871 and 1881, therefore it is possible that the building was re-fenestrated and the frontage remodelled at this time.

While the building is not listed (potentially due to some loss of the interior plan form and features) it is a positive contributor to the character and significance of the Clitheroe Conservation Area and can be considered a Non-Designated Heritage Asset (NDHA). A building has existed on this site since the medieval period; and the interior fabric of the existing building is likely to contain much older material. The building therefore holds considerable archaeological and aesthetic value. It also holds communal value due to its past use for many years as a major bank, and historical value for its connection with the prominent Clitheroe Trappes family, who also lived at Stanley House on Lowergate from the 1830s.

Impacts of the proposals

We welcome the plans for this building to be utilised and recognise that to have a sustainable future the building needs to be occupied. We have concerns over some elements of the proposals, however.

The proposals seek to introduce several new openings in exterior walls for ventilation, and to install a new shop sign and opaque vinyl sheets to two front windows. The impact of the new ventilation openings will be some loss of historical fabric. However, the air conditioning units themselves will be on the rear elevation of the building and will not detract from the significance of the conservation area.

We have concerns over the proposed fascia sign and the vinyl stickers, and their impact on the conservation area. The previous Lloyds Bank signage took the form of individually applied letters, while the new proposed signage would be a large and brightly coloured painted aluminium sign. Individually applied letters are less intrusive while still attracting customers and acting as wayfinding, and previously worked well on this building. As 7 Church Street was originally built as a private residence it does not have a traditional shop front and therefore no logical place for signage, which means a standard fascia sign like the one proposed appears incongruous and distracting. We would urge the applicant to revisit the proposed signage and opt for a more sensitive design that responds to the character of the conservation area and is in keeping with the age and style of the building.

The proposed brightly coloured vinyl stickers on the windows are inappropriate for this location and conflict with the primary goal of preserving the historic character and architectural integrity of the conservation area. As with the signage, we encourage the applicant to seek amended designs that provide an alternative way of obscuring the glass while responding sensitively to the building and its location.

The proposed fascia sign and vinyl stickers in their current form would result in harm to the significance of the NDHA and to the designated Clitheroe Conservation Area. This is contrary to NPPF paragraphs 212, 216 and 219; and to Policy DME4 and Key Statement EN5 of the Ribble Valley Core Strategy, all of which emphasise the importance of conserving the significance of heritage assets and that development in the Clitheroe Conservation Areas should look for opportunities to enhance or better reveal its significance.

