

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 13 March 2026 14:23
To: Planning
Subject: Planning Application Comments - 3/2026/0021 FS-Case-811928961

[REDACTED]

[REDACTED]

Lancashire

[REDACTED]

Planning Application Reference No.: 3/2026/0021

Address of Development: 41 - 43 Wellgate Clitheroe

Comments: Wellgate is an extremely visible area of Clitheroe and should this application be granted it will come under the constant scrutiny of the public. Please ensure that the quality of the conversion will be an asset to the area, in contrast to other properties in Clitheroe 'renovated' by this applicant.

16 MAR 2026



12th March 2026

Ribble Valley Borough Council,
Planning Department
For the attention of Mr. Ben Taylor, Planning Officer.

Dear Mr. Taylor,

Re: Application no. 3/2026/0021. 41-43 Wellgate, Clitheroe

Whilst this application is an improvement on 3/2023/1011, making little change to the exterior and reducing the number of apartments to four, I still have concerns about overcrowding, the provisions for refuse storage and removal and also with the standard of work that can be expected.

This property is within the Conservation Area, in close proximity to two listed features, the Dog and Partridge Inn and the Heald Well. It needs work by professional builders.

Work carried out here in the past without planning permission has been of a poor quality. Despite recent valiant attempts to improve the retail frontage the rest of the building is dreadful.

The sooner the property is brought back into use, the better, but the concerns I reported when application 3/2023/1011 was being considered still apply.

If approved, this current application will need strict supervision to ensure that it does not follow the pattern of previous applications by the same applicant. I attach examples, most of which look much the same as they did three years ago.

I appreciate that this current application must be considered on its own merits, but can you assure me that, if approved, the work will be properly supervised by the building inspector and meet building regulations?

Yours sincerely,



[REDACTED]

[REDACTED]

On this evidence, if permission for application 3/2026/0021 is granted, it is unlikely that the work will be completed satisfactorily without constant supervision.

[REDACTED]

From: [REDACTED]
Sent: 17 March 2026 12:38
To: Planning
Subject: Comments on application 3/2026/0021

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FAO Ben Taylor

Re: 3/2026/0021 - Change of use of upper floors to create four flats and external alterations - 41-43 Wellgate Clitheroe BB7 1LU

These comments are on behalf [REDACTED]

The historic background and significance of 41-43 Wellgate

The current building at 41-43 Wellgate dates to the early to mid-19th century. It is an unlisted building of townscape merit in a key part of the conservation area, near to the historic junction of Wellgate and Lowergate and the medieval Town Well.

This part of Wellgate has a distinctive pavement line and footprint. The highway is unusually wide here, betraying its early origins, and 41-43 Wellgate forms one side of the entrance to Well Fold along with the Dog and Partridge pub on the other side. The alignment of these buildings can be traced on historic mapping dating back to the 1740s; however, this area was in the town's 12th century settlement core and a building on the same site was most likely present from the medieval period.

The current building was historically two separate houses. Towards the end of the 19th century the ground floors of both buildings were altered to incorporate shop fronts, and variously operated as a butcher's shop, refreshments rooms, and a confectioner. The premises were joined to form one property in the later 20th century. The fenestration on the first and second floors has remained unaltered, apart from the historic sash windows being replaced by modern double-glazed units. Lining out can be seen scored into the render on the principal façade and south gable, to create the appearance of ashlar masonry blockwork, and is an important characteristic of this building.

We welcome the inclusion of a Heritage Statement with the current application. This usefully sets out the heritage significance of the property and recognises its important contribution to the character and appearance of the conservation area.

Impacts of the proposals

The proposals seek to convert the upper floors of the building into flats. Only minor changes are proposed to the ground floor.

We would very much like to see this building back in active use. The proposals would generally preserve the existing planform of the building, and appear to be a good use of the upper floors of the building.

We are concerned however, that the application does not provide enough clear information on the detail of what is proposed, therefore it is difficult to see whether the proposals will result in harm to the significance of the building and the conservation area. We urge you to seek clarification from the applicant regarding details of the works set out below.

Proposals also include the removal of some staircases, and it is not clear whether these staircases are historic or hold any heritage significance.

Windows

The Design and Access Statement refers to triple-glazed windows, while the Heritage Statement refers to the refurbishment of sliding sash windows, and the Acoustic Survey recommends standard double-glazed units.

Proposed elevation drawings do not show any changes to the windows. Clarity on the type of windows should be provided with the application. If double or triple-glazed units are proposed, then these should be of a style and materials appropriate for use in the conservation area to avoid harm to its significance and should be accompanied by sufficient justification.

Rendering

Re-rendering is mentioned in the Heritage Statement, however no further details of this are provided. The lining out on the existing rendering is an important part of the building's character and ties the building into others in the conservation area. If new render is required then this should be of a type suitable for use of historic, solid-walled buildings (eg not cementitious), and applied using the same lining out technique.

Internal insulation and soundproofing

Details in the application regarding upgraded soundproofing for the building state that new stud walls, ceilings and built-up floors would contain aqua resistant or cement boarding. Additionally, ceilings and floor edges would be taped and sealed.

It is understandable that additional measures will be needed to soundproof the building, however consideration should be given to the breathability of materials used and whether these will be suitable for a traditionally constructed solid-walled building. The Acoustic Assessment states that windows will generally be closed, and that additional ventilation provision must be made for the property however there are no further details of this in the application. Ventilation to ensure vapour permeability is very important for the long-term preservation of buildings such as this, to avoid condensation leading to deterioration and rot of floor and roof joints where they meet the external walls.

Further advice and guidance on appropriate windows and insulation can be found here:

<https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/>

Kind regards

[Redacted signature]