

Dear Lucy

Re: Victoria Buildings 10 King Street Clitheroe BB7 2EU | 3/2026/0382

These comments are on behalf of [REDACTED]

Although the attractive 19th century shopfronts are a notable component of the conservation area in Clitheroe, other less prominent details also contribute to its significance. The building to the rear of 12 King Street is an important survival of a mid-19th century warehouse built into the line of a medieval burgage plot which extended to the rear of 7 or 9 Market Place.

This rear building is deliberately plain in style and forms a contrast with the more ornate buildings facing onto King Street and Market Place. It adds to the legibility of Clitheroe as a medieval town which was created from strips of land extending back from the main streets, and very few of these traditional outbuildings, former warehouses and small-scale industrial premises survive in the town.

The Clitheroe Conservation Area Appraisal notes the use of local stone for boundary and retaining walls, which helps to give the area its distinct identity and which form the division between the historic burgage plots. The conservation area appraisal also states that the historic street pattern of Clitheroe is augmented by narrow pedestrian lanes or alleys, still paved with stone setts, which lead laterally between the main north-south streets. These follow the boundary of the historic burgage plots.

The proposed development to the building at the rear of 12 King Street would result in a high level of change to its character and harm to the character and appearance of the conservation area. The number and size of windows, combined with the larger and more steeply-pitched roof would introduce a level of over-domestication to the building which is at odds with its original purpose.

The justification for the number of windows is unclear from the application as there is no clear use of the building proposed other than 'Class E'. We do not think the harm to the conservation area has been properly identified or convincingly justified. We do not agree with the statement in the submitted heritage statement that the existing building is a 'harmful element' in the conservation area or that it makes a 'negligible contribution' to the overall character and appearance of the conservation area due to its mostly mundane and utilitarian. The utilitarian characteristics are exactly why the building is an important part of the conservation area and the legibility of the historic streetscape.

We would encourage the applicant to revisit the proposals and to design a less harmful and intensive scheme which is more sensitive to the character of these historic backlot areas of Clitheroe town centre. The building could be brought back into use in a more sensitive way, while retaining the utilitarian character of traditional backlot building and enabling the legibility of the medieval town plan.

Kind regards

A solid black rectangular box used to redact a signature.

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 05 July 2026 20:36
To: Planning
Subject: Planning Application Comments - 3/2026/0382 FS-Case-854021916

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2026/0382

Address of Development: Victoria Buildings 10 King Street Clitheroe BB7 2EU

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