

**PLANNING STATEMENT IN SUPPORT OF PLANNING APPLICATION
SUBMITTED TO RIBBLE VALLEY BOROUGH COUNCIL**



SITE AT: 29 KING STREET, WHALLEY, BB7 9SP

OUR REF: TIEN/01

DATE: JULY 2026

1. Introduction

This Planning Statement is produced to support a planning application made to Ribble Valley Borough Council for the proposed Change of Use to a Nail and Beauty Salon (Sui generis) at 29 King Street, Whalley, BB7 9SP

The property is a two storey mid-terraced 18th Century property located within the settlement of Whalley. The application site faces onto King Street in the town centre. The property is located within Whalley Conservation Area and is a designated building of townscape merit.

The application property, which has recently seen a change of use at Ground Floor Level has been identified as a building of townscape merit within the Whalley Conservation Area Appraisal and is considered to be a designated heritage asset. Section 72 of the Town and Country (Listed Buildings and Conservation Areas) Act 1990 states that the Local Planning Authority should pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area when considering the proposed development.

The mid-terraced property is constructed from stone solid walls beneath a stone slate pitched roof construction. The property has double glazed timber framed windows including a timber shop front which was replaced in 2016 by the previous owners.

The site lies close to a Grade II Listed Building, 33 and 33 King Street, a 3 storey row of houses and shops which lies approximately 10 metres to the North of the site and is listed under the Planning (listed Buildings and Conservation Areas) Act 1990, as amended. The Grade II listed building was first listed on 13th March 1986 and the list entry number is 1317638.

Section 16 of the NPPF, *"Conserving and Enhancing the Historic Environment"*, sets out national planning policy regarding heritage assets. This document satisfies the requirements of paragraph 189, under which local 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."*

In summary, this statement finds that the proposed change of use has no impact to the character and appearance of the CA or to the setting of nearby Listed Building, so no negative impact to the historic environment would result from the development.

2. Location

The site is located on King Street (B6249) within the centre of Whalley, approximately 80 metres south of the junction with Accrington Road where the Co-op Food Store is situated. The site is positioned close to the local shopping centre, banks and a number of other bars and restaurants. The NGR is SD 373329 436072.

3. Planning Background

The planning history for the property is as follows:

Reference: 3/2011/0957 – Change of Use to include A5, hot food takeaway: (Approved with conditions)

Reference: 3/2016/0589 – New Shop Front (Approved with conditions)

4. Proposed Development

The proposal seeks permission for a proposed change of use of a vacant commercial building (Class E) to a Nail and Beauty salon (Sui generis). The proposed change of use will have no detrimental impact on the conservation area. The existing shop frontage is to be retained which was renovated as part of planning application reference 3/2016/0589 following flood damage in 2016.

National Planning Policy Framework (Paragraph 174) states '@Application for some minor development and change of use should not be subject to the sequential or exception tests.' Given the nature of this application and as no major building works are to be undertaken, these are not considered necessary.

5. Flood Preventative Measures

The proposed change of use will make minor amendments to the internal layout of the property. All new sockets and electrical wiring will be mounted above the minimum levels to avoid damage from any potential flooding. Cables will be routed through upper floor area and any cables likely to be damaged should be encased in plastic. The applicant will also regularly maintain the surface water drainage system to prevent any blockage.

6. Access

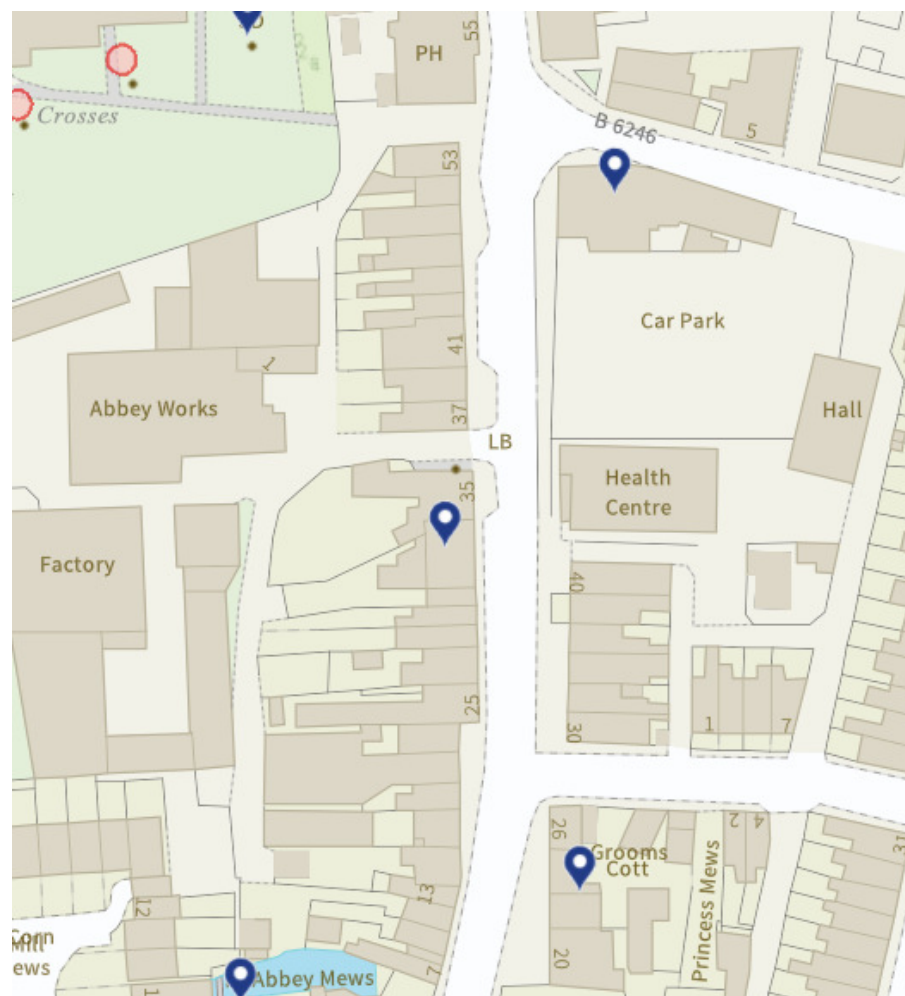
Access to the property is currently gained by a main Entrance within the Shop front, to the East Elevation off King Street. This access is to remain as Existing and to be used by Staff and Customers. There is an alternative Staff access located to the Rear of the property. This access could also be used in Emergency situations if required.

7. Heritage asset : the Conservation Area

The Whalley Conservation Area is a designated area of special architectural and historic interest, with the aim of preserving and enhancing its character and appearance. It includes the historic heart of Whalley, featuring landmarks such as Whalley Abbey, the Gatehouse, and the Old Grammar School. The area is governed by Whalley Parish Council, which holds monthly planning meetings to review and comment on applications within the parish. Residents and businesses are encouraged to work with the Parish Council to achieve projects that protect the village's unique heritage.

8. Heritage Assets – Listed Buildings

There are a number of Listed Buildings nearby, the nearest being 31 and 33 King Street, which is a Grade II listed building. The building is a 3 storey row of houses and shops which lies approximately 10 metres to the North of the site but has no influence on the proposed scheme. The map below shows the nearby Listed Buildings in relation to the site. The proposed alterations to the existing building will have no detrimental impact on the character of the area and therefore not have an effect on the nearby listed buildings.



9. Heritage assets – the building where changes are proposed.

The application building is not included in the statutory or Local List but can nonetheless be regarded as a non-designated heritage asset but of limited significance.

10. Statement of significance

The building has a low individual significance as a relatively simple building forming part of a wide variety of building forms. It does make some contribution to the character of the Town Centre Conservation Area as a town centre commercial building connected to the main town centre shopping street. Its general form and design is in keeping with the older nearby buildings on King Street.

11. Assessment of Impact

The proposed change of use would cause no harm to the building's heritage significance. There would be minimal changes to the exterior of the existing building and the proposed materials to be used for any alterations would be similar in appearance to what is already in place.

The scheme would result in a nil impact on the CA as there would be no apparent change caused by the proposed use.

12. Conclusions

The proposal is for a change of use of an existing business premises located on King Street and the proposed change of use does not alter the existing building footprint or external appearance. The proposed alterations would be minimal which would have no harm to the character and appearance of the building and therefore the application is acceptable in terms of its impact on the environment.