

David Laskey

From: Graeme Thorpe
Sent: 03 July 2013 16:11
To: David Laskey
Subject: FW: Planning Inspectorate ref. 2193965: Dog & Partridge, Tosside (LPA ref. 3/2012/0729)
From: Judith [mailto:judith@jdixontownplanners.co.uk]
Sent: 02 July 2013 15:18
To: 'Team P7'
Cc: 'Nash2, Chris'; grace@dogandpartridgetosside.co.uk; Graeme Thorpe
Subject: RE: Planning Inspectorate ref. 2193965: Dog & Partridge, Tosside (LPA ref. 3/2012/0729)

Dear Mr Nash,

I refer to your email of the 26 June 2013 regarding the above appeal regarding the listed status of the building. We wish to make the following comments regarding the duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regards to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.

The appeal proposal is for a change of use of the building from one mixed use of public house, bike hire and dwelling to another mixed use of hotel, bike hire and dwelling. At the present time the focus of the public activity is at front of the building facing the road and the side and rear of the building facing the outdoor seating area and car park. The proposed change of use will focus the public activity at the rear and side of the building other than this will be no change in the character of the use of the building.

No internal physical alterations to the building are required to effect the change of use except for the removal of a partition wall to the existing ground floor office in the modern extension at the rear of the building and the relocation of the modern bar fitting from the existing lounge of the public house to the proposed guest lounge/ dining area. None of these works involve any alteration to the historic fabric of the building. There are no proposed external alterations to the building or its curtilage.

We have demonstrated that the public house side of the business is not viable. The change of use from public house, bike hire and dwelling to hotel, bike hire and dwelling will provide a viable use which will secure the long term future of the building.

Yours sincerely
Judith Douglas

From: Team P7 [mailto:TeamP7@pins.gsi.gov.uk]
Sent: 26 June 2013 17:21
To: judith@jdixontownplanners.co.uk; Graeme Thorpe
Cc: planningappeals@ribblevalley.gov.uk
Subject: Planning Inspectorate ref. 2193965: Dog & Partridge, Tosside (LPA ref. 3/2012/0729)
Importance: High

Dear Judith and Graeme

The Inspector as decision maker has a statutory duty under s66(i) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

As such in addition to the issues raised in the Council's decision notice, a further main issue that she will take into account in determining the appeal will be:

Whether the proposed change of use will preserve the special architectural or historic interest of the listed public house.

If the parties have any comments to make on this aspect of the case only, they should do so by 3 July 2013. Any comments received will be cross copied to the parties and any further comments on these must be received by 9 July 2013.

Regards

Nick Patch
for Chris Nash

Planning Inspectorate
Appeals Administration
3/06 Temple Quay House
2 The Square, Temple Quay
Bristol, BS1 6PN
Tel. 030 344 45426
Email: teamp7@pins.gsi.gov.uk

Advice about the appeals process is available at:
<http://www.planningportal.gov.uk/planning/appeals/planningappeals>

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03/07/2013