



REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT AND REGULATORY SERVICES MANAGER

TO: WEST CRAVEN AREA COMMITTEE

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Report Author: Christian Barton

Tel. No: 01282 661719

E-mail: christian.barton@pendle.gov.uk

Craven House, Craven Buildings, King Street, Barnoldswick

PURPOSE OF REPORT

To consider whether it is appropriate to add the property to the Problem Buildings List.

RECOMMENDATIONS

(1) To note the report and agree the actions for the site set out in the report.

REASONS FOR RECOMMENDATIONS

(1) Members are kept informed of any action taken on problem buildings.

Relevant Planning History

13/09/0375P – Conservation Area Consent: Part demolition of a two storey building – Refused – October 2009.

13/09/0377P – Full: Part demolition of a two storey building and erection of a single storey extension – Refused – October 2009.

Background

The site is a two-storey stone building located within the Town Centre of Barnoldswick. The form of the building would suggest former use as stabling with more recent uses including a workshop and storage. Two applications to partly demolish the building have been refused previously given impacts on the conservation area. These were however ten years ago.

The building appears secure at street level with the timber doors firmly in place to all sides. The upper floor windows also appear in tact together with most of the slates. The elevations facing King Street have the greatest level of prominence in the street scene with a narrow walkway adjacent to the west elevation.

Issues

The main issue with the building is its rundown appearance when viewed from King Street. The timber doors have been previously painted black but the paint is beginning to flake in some areas. Pigeons are nesting in the building and there is a buildup of faeces in the corner of the courtyard. A skylight in the north roofslope has a number of broken panes allowing access for birds. The cobbled courtyard and walls are also stained green in areas with ferns growing from the walls given poor/no guttering.

Recommendation

It is recommended that the building is added to the Problem Buildings List to allow the above issues to be resolved possibly enabling reuse of the building.



IMPLICATIONS

Policy: None

Financial: None

Legal: None arising directly from the report.

Risk Management: None arising directly from the report.

Health and Safety: Possible health implications from nesting vermin.

Sustainability: None arising directly from the report.

Community Safety: Possible health implications from nesting vermin.

Equality and Diversity: None arising directly from the report.