

12th January 2022

Ref: 3836/TPS

FAO Mrs Jenny Tunney
Senior Planning Officer (Conservation)
Development Control
West Lancashire Borough Council
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**RE: Application Submission for the change of use of Approved Residential Unit to Function Room
(Scarisbrick House)**

HERITAGE ASSESSMENT

This statement is intended to support an application for the change of use of a first floor residential unit to form a function room. The proposals relate to application 2020/0463/FUL which included the conversion of a first floor office space to form a two bedroom dwelling, the purpose of which would be incidental to the use and operations of the approved restaurant/bar. It has since been determined that there is no commercial appetite for the residential unit and that instead a function space would be better suited to the facilities offered by the restaurant/bar and for use by the local community.

Application 2020/0463/FUL was accompanied by a supporting statement which included an assessment of the building's context in relation to the Mill Lane Conservation Area.

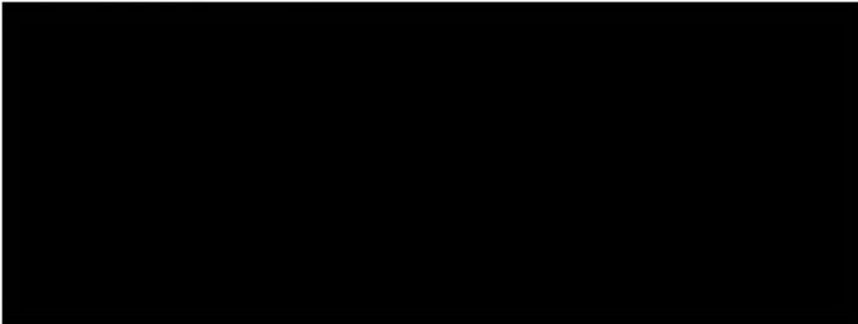


The works associated with the creation of the first floor dwelling within application 2020/0463/FUL did not include any works would change the appearance of the existing building (see extract of approved plan above). The proposed change of use to form a function space would also not result in any material or aesthetic change to the existing building at first floor level. For the purposes of

assessing the impact of the proposals within the context of the Conservation Area no further impact will be created beyond that of approved works.

A further Heritage Assessment to assess the impact of the proposals should therefore not be required as the proposals shall have no bearing on the external appearance of the existing building nor shall they differ from the approved development.

Kind Regards



Thomas Smith

