

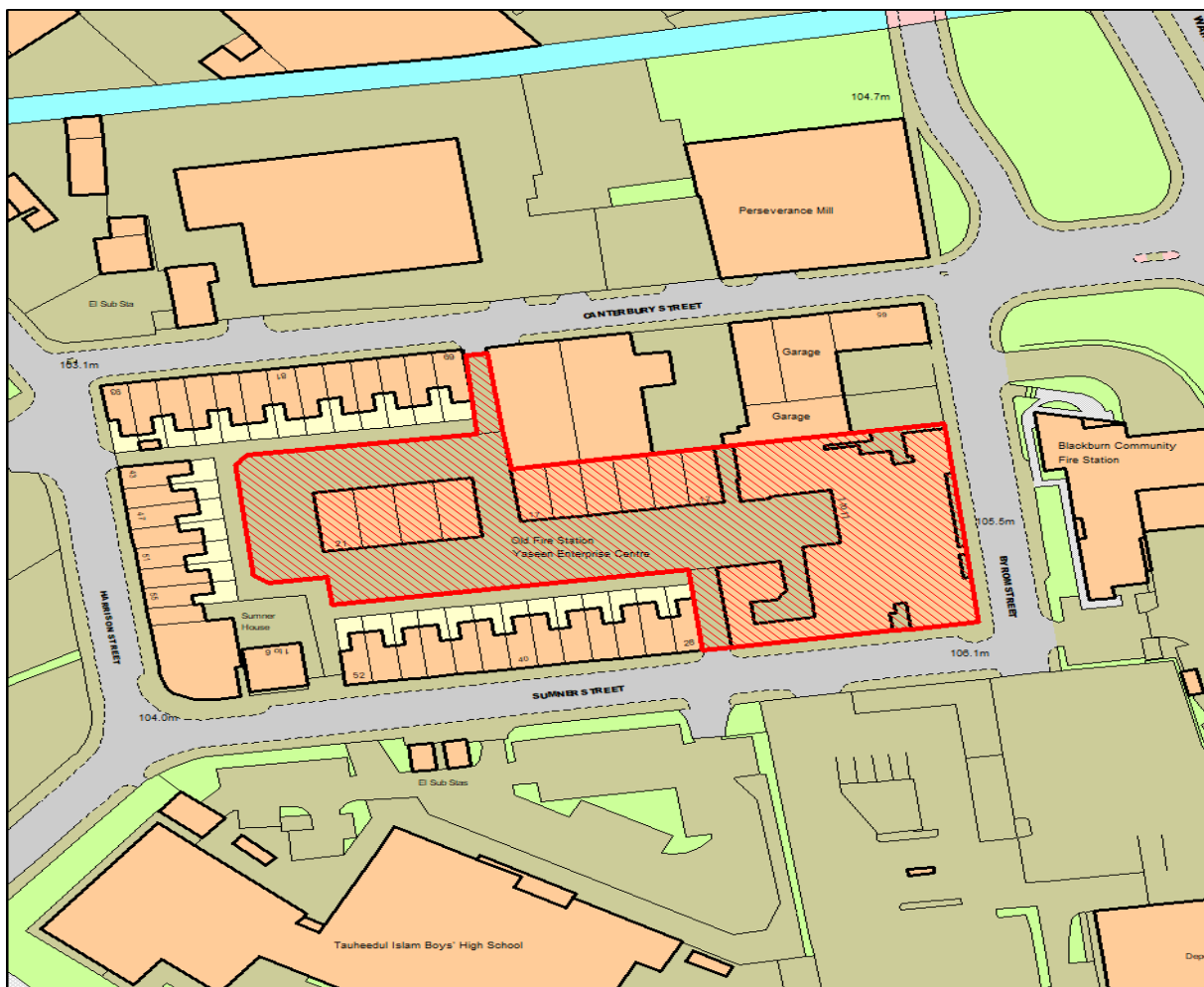
**Proposed development: Full Planning Application (Retrospective) for Bespoke joinery works/manufacturing furniture - Change of use from class B8 to Class B2**

**Site address:  
Old Fire Station Yaseen Enterprise Centre  
Byrom Street  
Blackburn  
BB2 2LE**

**Applicant: Chaudrey mohammed Yaseen**

**Ward: Blackburn Central**

**Councillor Samim Desai  
Councillor Mahfooz Hussain  
Councillor Zamir Khan**



## **1.0 SUMMARY OF RECOMMENDATION**

- 1.1 APPROVE – Subject to conditions, as set out in paragraph 4.1

## **2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE**

- 2.1.1 The application is reported to the Committee in accordance with the Scheme of Delegation as the works are retrospective and due to the volume of representations received from local residents.
- 2.1.2 This retrospective application relates to the proposed change of use of Units 20 and 21 (formerly Class B8) within the enclosed former Fire Station site, to a joinery business (Class B2).
- 2.1.3 The various industrial units within the site were previously approved under planning ref 10/18/1093. This retrospective application is submitted following complaints to the Council from local residents about noise and disturbance relating to the unauthorised Class B2 planning use of the units. The B2 use is thought to have been in operation since 2019.
- 2.1.4 A number of representations were received, including two petitions (one in support, and one against) following publicity of the application, and a Petitions Report was presented to members at the 19th August 2021 Committee.
- 2.1.5 Following initial concerns raised by Public Protection Officers, the applicant submitted a noise assessment, on 20th September 2021, which has addressed the initial concerns.
- 2.1.6 Assessment of the application finds that the proposal is, on balance, acceptable, subject to conditions. The economic benefits of the proposal are in accordance with the Council's strategic aims and objectives for economic growth. The proposal is also satisfactory from a technical point of view, with all issues having been addressed through the application or capable of being controlled or mitigated through robust planning conditions. The conditions are considered reasonable and necessary, protecting local residential amenity whilst not unduly compromising the ability of the business to operate as a joinery.

## **3.0 RATIONALE**

### **3.1 Site and Surroundings**

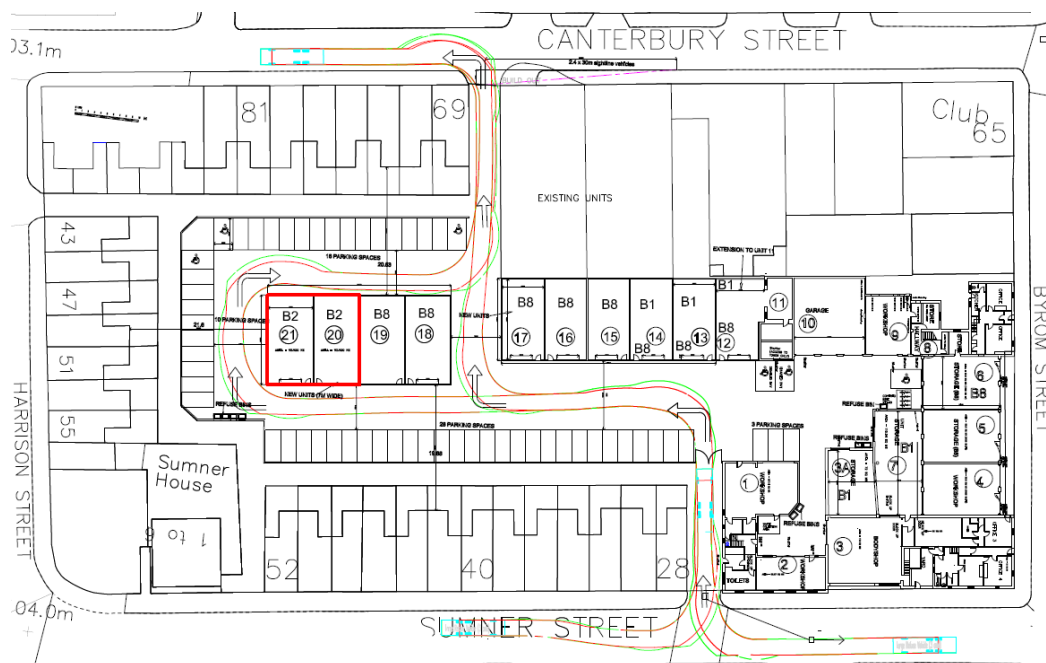
- 3.1.1 The former Fire Station site is bounded on 3 sides by the rear yards of residential premises, separated only by boundary walls and an alleyway. It is located within the Blackburn Inner Urban area; an Article 4 area; and Coal Low Risk area.

3.1.2 The surrounding area is generally characterised as mixed residential and commercial, with the Tauheedul Islam Boys High School located on the opposite side of Sumner Street. The site is located in what was previously regarded as a mixed use area, but now has no specific designation. It is also located between two Employment Land allocations: St. Peter's Quarter, centred on Freckleton Street to the north, and The Wranglings to the west beyond Harrison Street.

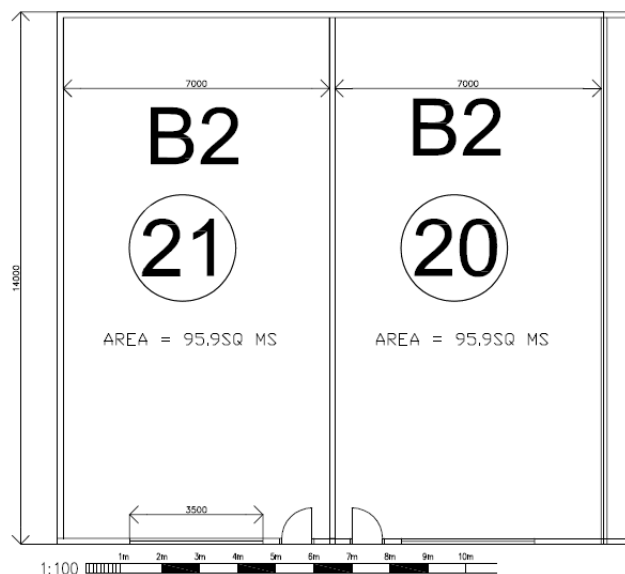
3.1.3 The units the subject of this application are located to the west of the site. A Grade II listed building is located to the east of the site. Access to the site is taken from Sumner Street, with egress on to Sumner Street.

## 3.2 Proposed Development

3.2.1 A Full planning permission is sought for a retrospective change of use of Units 20 and 21 to a joinery (Class B2). The proposed site and floor plans, as submitted by the applicant, are shown below:



## CHANGE OF USE - NO CHANGES PROPOSED



Photos of the site, taken 9<sup>th</sup> June 2021.

### 3.3 Development Plan

- 3.3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.
- 3.3.2 The Development Plan comprises of the Core Strategy (2011) and Local Plan Part 2 – Site Allocations and Development Management Policies (2015). In determining the current proposal the following are considered to be the most relevant policies.

### 3.3.3 Core Strategy

- Policy CS1: “A Targeted Growth Strategy”
- Policy CS4: “Protection and Re-Use of Employment Sites”
- Policy CS17: “Built and Cultural Heritage”

### 3.3.4 Local Plan Part 2

- Policy 8: “Development & People”
- Policy 10: “Accessibility & Transport”
- Policy 11: “Design”
- Policy 39: “Heritage”

## 3.4 **Other Material Planning Considerations**

### 3.4.1 National Planning Policy Framework (NPPF)

- Section 2: “Achieving Sustainable Development”
- Section 6: “Building a strong, competitive economy”
- Section 16: “Conserving and enhancing the historic environment”

## 3.5 **Assessment**

3.5.1 In assessing this full application the following important material considerations are taken into account:

- Principle
- Amenity
- Highways
- Design and heritage

### 3.5.2 Principle

3.5.3 The Development Plan reaffirms The Framework’s principles of sustainability which includes support for sustainable economic development and encouragement of effective re-use of land; subject to the principles of high quality design, and securing a good standard of amenity for all existing and future occupants of land and buildings.

3.5.4 The Council’s Core Strategy sets ‘Targeted Growth’ as the overarching aim, with access to jobs and services as a key priority. Policy CS1 promotes development largely in the urban area, with particular reference to employment and service development.

3.5.5 Whilst no specific designation is accorded to the setting in the Local Plan Part 2, a mixture of uses characterise the area. The Local Plan Part 2 sets out the importance of ensuring a portfolio of land available which can accommodate “different types of businesses at every stage of their growth” and ensure that “individual proposals to establish, expand or reconfigure business space are

met with a supportive response” (Paragraph 3.2). This accords with the economic objective set out in Paragraph 8 of the NPPF.

3.5.6 The site is surrounded by residential dwellings. However, it already benefits from a mix of Class B1/B8 units. Units 20 and 21 have been in use by a local joinery business since 2019. However, they are presently restricted to a Class B8 use.

3.5.7 Given the existing industrial use of the site, and the mixed character of the area, the general principle of a Class B2 general industrial use in this location is considered acceptable, in accordance with the NPPF’s presumption in favour of sustainable development, which should proceed without delay, unless impacts which significantly and demonstrably outweigh the benefits of a proposal are identified; subject to assessment of the following matters:

#### 3.5.5 Amenity

3.5.6 Policy 8 of the Local Plan 2 requires development to secure an acceptable level of amenity for neighbouring – particularly residential – uses in terms of noise, odour and other potential sources of nuisance.

3.5.7 Most of the Class B8 units, including Units 20 and 21, are positioned to the west of the site, closest to residential properties. The Class B1 units are all positioned further east. The nearest dwellings to Units 20 and 21 are circa 20m away on all 3 sides (Harrison Street to the west, Sumner Street to the south, and Canterbury Street to the north), and a number of objections have been received, predominantly about noise and disturbance.

3.5.8 The principal concern is therefore the level of noise that would potentially be associated with the proposed units.

3.5.9 Conditions 6 and 7 of the existing approval for the whole site 10/18/1093 relate to amenity considerations. The current hours of use are restricted to the hours of 08:00 and 21:00 Monday to Friday, 09:00 and 18:00 on Saturdays and not at all on Sundays or Bank Holidays. In addition, roller shutter(s) fitted to the units must be electrically operated to minimise noise and business activities, and noise inducing activities will be expected to be operated with the roller shutters down.

3.5.10 A number of options were considered to mitigate against the potential noise impacts for a Class B2 use in this location, and a noise assessment was requested and submitted by the applicant during assessment of this application. The noise report concludes that the use is acceptable, subject to mitigation measures. The report was assessed by Council’s Public Protection Officer, who in conclusion raises no objection to the proposal, subject to the mitigation measures set out in the conditions.

3.5.11 It was considered that running a joinery business with the shutters down would not be entirely practical, given the lack of windows, so it was agreed with the applicant that a condition also be attached to ensure an appropriate air ventilation scheme is submitted to and approved by the Council within 5

months of the decision date. The reason for this condition is twofold: to ensure good working conditions for the joinery workers, and also to minimise the likelihood of the roller shutters being left open, which would be a breach of condition, resulting in unacceptable noise and disturbance to neighbours.

3.5.12 On balance, with the relevant conditions, the impact on residential amenity is considered to be acceptable, and the proposal does not conflict with Policy 8 of the Local Plan 2 or the Framework.

#### 3.5.13 Highways

3.5.14 Local Plan Policy 10 allows development proposals provided it has been demonstrated that road safety and the safe, efficient and convenient movement of all highway users is not prejudiced; and appropriate provision is made for vehicular access, off-street servicing and parking in accordance with the Council's adopted standards.

3.5.15 For the approval 10/18/1093, the Highways Officer initially expressed concern at the entrance and exit points proposed for the site, as these had been gated under the Council's Alley Gates Order. However, agreement was reached to have this order revoked and the alley gates removed. Highways had also expressed concern at the under provision of car parking spaces, but with clarification of the uses of each unit and some amendment to parking layout, the Council's parking standards were considered to be achieved. The layout of the parking arrangement conformed to the council's standard bays sizes and manoeuvrability of vehicles into and out of the bays.

3.5.16 This current application would make no changes to the previously approved access, parking or servicing details, which were assessed under the previous approval 10/18/1093. However, it would introduce a Class B2 use into a unit that was previously assessed against the required standards for a Class B8 use. The adopted parking standards require more parking spaces for a Class B2 use than a Class B8 use, but in this case, the change in parking only equates to an overall increase of 1 space. Both the case officer and the Council's Highways Officer have undertaken a site visit, and the car park is not currently operating to full capacity. It is therefore considered that the slight increase in the parking requirement can be absorbed into the existing site layout. Consequently the Council's Highways Officer has raised no objections to the proposal.

3.5.17 It is therefore considered that the proposed development accords with the Local Plan 2 Policy 10 in relation to highways considerations and the NPPF.

#### 3.5.18 Design and Heritage

3.5.19 Policy 39 of the Local Plan requires all development with the potential to affect any designated or non-designated heritage asset, either directly or indirectly including by reference to their setting, will be required to sustain or enhance the significance of the asset.

3.5.20 The proposed change of use would not involve any alterations to the external elevations of the units, and the change of use of these units on the east side of the site, would have a neutral impact on the Grade II Listed Building which is located to the west side of the site. It would cause no undue harm to the heritage asset, and the proposal is therefore in accordance with Policies 11 and 39 of the Local Plan Part 2.

#### 3.5.21 Summary

3.5.22 This report assesses the full planning application for retrospective change of use of one of the Class B8 units within the site to a joinery (Class B2). In considering the proposal, a wide range of material considerations have been taken into account. The assessment demonstrates that the planning decision must be made in the context of assessing the merits of the proposal balanced against any potential harm that may arise from its implementation. This report finds that the proposal, subject to conditions to mitigate against the identified impacts, meets the policy requirements of the Blackburn with Darwen Core Strategy, Local Plan Part 2, and the National Planning Policy Framework.

## 4.0 RECOMMENDATION

### 4.1 **APPROVE subject to the conditions below:**

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposal received 16th February 2021 and with the following drawings numbered:

Location Plan, scale 1:1250.

Block Plan, scale 1:500.

Site plan, scale 1:200.

Existing and Proposed plans, scale 1:100.

Noise survey: BS4142:2014+A1:2019 IMPACT ASSESSMENT  
R1992-REP01-PC, 16 SEPTEMBER 2021, by Red Acoustics.

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

2. Roller shutter doors must be kept shut whilst power tools, saws or hammers are in use within the units. Other doors shall be fitted with self-closers and not kept open.

REASON: To safeguard amenity at neighbouring residential premises in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

3. A ventilation scheme to maintain adequate thermal comfort and control dust shall be submitted by the developer. The scheme will not rely upon ventilation through open doors or roller shutters, and it will evaluate the impact of ventilation system noise upon nearby premises. It will be agreed



in writing by the Local Authority, implemented within 5 months of the date of this decision notice, and retained thereafter.

REASON: To safeguard amenity at neighbouring residential premises in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

4. The use hereby permitted at Units 20 and 21 shall only take place between the hours of 08:00 and 18:00 Monday to Friday, 09:00 and 13:00 on Saturdays and not at all on Sundays or Bank Holidays.

REASON: To safeguard amenity at neighbouring residential premises in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

5. The premises at Units 20 and 21 shall be used for joinery/ furniture manufacture, and for no other purpose, including any other purpose in Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).
6. REASON: To safeguard amenity at neighbouring residential premises in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

## **5.0 PLANNING HISTORY**

- 5.1 10/18/1093: Construction of 11 single storey units (part retrospective for units 3A and 7), extension to unit 11 and change of use of unit 6 to flexible uses B1 (offices and light industrial) and B8 (storage), access, car parking and new boundary treatment – Approved 27 March 2019.
- 5.2 10/19/0558 (discharge of conditions 1-4 relating to 10/18/1093)
- 5.3 10/19/0910 (variation of condition 12 relating to 10/18/1093)
- 5.4 10/19/1200 (discharge of condition 5 relating to 10/19/0910).

## **6.0 CONSULTATIONS**

- 6.1.1 The planning application was received by the Local Planning Authority (LPA) on 01st June 2021. Neighbour consultation letters were sent out on 11th June 2021 to 99 addresses local to the application site. In addition, a site notice was displayed on 9th June 2021, and a press notice was published in the Lancashire Telegraph on 23rd June 2021.
- 6.1.2 In response, a number of objections and letters of support were received. Two petitions, one in favour, and one against, were reported to committee on 19th August 2021. See summary of representations for objections and support received.

6.1.3 Petition in support:

6.1.4 The first petition supports the proposed change of use to a B2 use, and was submitted by Mr Yaseen (the applicant). The petition includes individual typed letters on a standard pro-forma, with individual names, date and addresses hand written. The letters are headed:

6.1.5 *"I am writing to support the above application. There have been no problems or noise from this site as currently operating from the former fire station as it is well managed therefore I support the above application and have no objections".*

6.1.6 The petition contains 32 signatures (from 30 different addresses), largely from residents on Harrison Street, Sumner Street and Canterbury Street, which directly adjoin the application site. It also includes signatures from occupiers of some of the adjacent business units. These signatures are appended to this report.

6.1.7 Petition objecting:

6.1.8 The second petition objects to the proposed change of use to a B2 use. The petition is headed:

6.1.9 *"I have put this petition together on behalf of me and my neighbours, as some of my neighbours don't speak English or understand how our laws work. I have read to them or a family member about what this petition is about. We the undersigned do not want Unit 21, Custom Joinery, Old Fire Station, Yaseen Enterprise Centre, Byrom St, Blackburn, to change the use from storage, as noise from the machines, dog barking, and men shouting and swearing is too close to the houses and creates too much noise which disturbs residents".*

6.1.10 The petition contains 18 signatures, which are again predominantly from residents on Harrison Street, Sumner Street and Canterbury Street, which directly adjoin the application site.

6.2 Cllr Zamir Khan, Blackburn Central ward

I'm happy for it to go ahead, I have no objections.

6.3 Highways Officer

No objections, subject to standard conditions/informatives:

The details received have been reviewed and a site visit has been undertaken.

The proposal seeks consent for bespoke joinery works/manufacturing furniture - Change of use from class B8 to Class B2.

Parking

Having reviewed the submission in accordance with the adopted parking standards, no additional parking has been offered in support of the change from B8 to B2. This change in parking terms is an increase of 1 space.

Having visited the site, we would be minded to accept that this increase can be facilitated with the car park, which is not operating at full capacity at present.

I see no evidence of cycle parking/PTW, please confirm the location of this in support of the application. If it's external then adequate security and coverage should be provided. The cycle and ptw should be site near the entrance of the building.

#### **Access**

From my assessment of the application there are no changes proposed to the access. This continues to operate as a one way system (in from Sumner Street and out onto Canterbury Street).

#### **Servicing**

No details on volume of vehicles that will visit the site are offered or type of vehicles. A swept path would be required for larger vehicles which are to visit the site.

To conclude, we offer no objections to the application, subject to the above matters being addressed satisfactorily.

**Please note:** Prior to the commencement of any works that affect or adjoin the adopted highway – contact is to be made with the local highway authority officer Simon Littler on Mob: 07766 578007

Please attach standards conditions/Informatives: Highways, 10, 11, 12, 15, and 17

#### **6.4 Cleansing**

No objections.

#### **6.5 Public Protection**

No objections, subject to conditions:

The applicant's acoustic assessment concludes that noisy joinery activity with the roller shutter doors open will result in a significant adverse impact at neighbouring homes. It also predicts that the impact will be low with the roller shutter doors closed.

One option is to impose a condition requiring that the roller shutter doors are kept closed when noisy joinery work is ongoing. However I acknowledge that this approach isn't ideal:

1. They are likely to breach the condition and keep the roller-shutter doors open, particularly during summer months.
2. If the doors are kept shut there will be inadequate ventilation unless some alternative mean of ventilation is provided (i.e. that doesn't rely on open doors/shutters and doesn't introduce a new opening that lets out a significant amount of noise).

Unfortunately, I'm not aware of an alternative practicable approach that would resolve the noise problem, other than refusing the application.

Therefore, if the application is approved I recommend the following conditions.

Condition – Doors

Roller shutter doors must be kept shut whilst power tools, saws or hammers are in use within the units. Other doors shall be fitted with self-closers and not kept open.

REASON: To safeguard amenity at neighbouring residential premises in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2

Condition – Ventilation

A ventilation scheme to maintain adequate thermal comfort and control dust shall be submitted by the developer. The scheme will not rely upon ventilation through open doors or roller shutters, and it will evaluate the impact of ventilation system noise upon nearby premises. It will be agreed in writing by the Local Authority, implemented within 4 months of the date on this decision notice, and retained thereafter.

REASON: To safeguard amenity at neighbouring residential premises in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2

Condition - Hours Restriction

The uses hereby permitted shall only take place between the hours of 08:00 and 18:00 Monday to Friday, 09:00 and 13:00 on Saturdays and not at all on Sundays or Bank Holidays.

REASON: To safeguard amenity at neighbouring residential premises in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2

Condition – Permitted Use

The premises shall be used for joinery/ furniture manufacture, and for no other purpose, including any other purpose in Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON: To safeguard amenity at neighbouring residential premises in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2

6.6 Growth Lancashire (Heritage Officer)

No objections:

*Site / Building / Location*

The site location is a Grade II listed Former fire station (List Entry Number: 1462727), 1915-1921, designed by Walter Stirrup of Blackburn and Manchester. The former Blackburn Fire Station is a large complex with a U-shaped plan comprising of a two-storey main block

fronting Byrom Street and single-storey ancillary ranges and a drill tower at the rear, along with a large former drill yard. Constructed from pressed red brick with sandstone dressings and slate roof coverings in a Greek Revival style with Beaux Arts and Baroque influences. The site was granted permission for the erection of modern units to the rear of the building, prior to the building being granted its Listed status. The site is surrounded on three sides by terraced housing originally built to house the firefighters and their families, with new buildings in close proximity, including the new fire station. The building is bounded by Byrom Street to the east, Sumner Street to the south, Harrison Street to the west and Canterbury Street to the north.

### *Legislation*

The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. LPA's should, in coming to decisions, consider the principle Act. Which states the following;

#### Listed Buildings - Section 66(1)

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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.

### *Local Plan*

Policy CS17 (Built and Cultural Heritage)

Local Plan Part 2 – Policy 39.

I have reviewed the supporting documents, which include existing and proposed plans and a brief Heritage Statement.

The key heritage issue for the LPA to consider is:

1. Whether the proposal would harm the setting of the Grade II listed building.

### *The proposal*

The proposal related to a retrospective application for the Change of use from class B8 to Class B2 to accommodate Bespoke joinery works and the manufacturing of furniture.

#### *Conclusion*

As I am required to do so, I have given the duty's imposed by s.72(1) of the P(LBCA) Act 1990 considerable weight in my comments.

I can confirm that as the present Units were given planning permission before the Old Fire Station became listed and as the Change of Use does not include any material changes, there will be no harm caused to the contribution made by the setting to the significance of the listed building. As such, the Change of Use meets the statutory test 'to preserve' and no balancing exercise is required as per NPPF P.196. Furthermore, the proposal meets the objectives of Chapter 16 of the NPPF and accords with the policies of the Local Plan.

**7.0 CONTACT OFFICER: Tom Wiggans, Planner**

**8.0 DATE PREPARED: 7<sup>th</sup> October 2021**

## 9.0 SUMMARY OF REPRESENTATIONS

### **Objection – Debra Brown, 53 Harrison Street, Rec 21.06.21**

To whom it may concern I do not wish this to be changed as I have tried with jays properties to raise the issue of a dog barking and unit 21 being the noisiest unit on there he chose to put them closest to the houses when he could have easily put them somewhere else on the site as other units are solely for storage to make matters worse jays properties have informed me that as long as they get rent money they do not care how the site is used he also informed unit 21 my address and that I was complaining which resulted in me being threatened by the owners of it which resulted in the police telling them to keep away from my home they come either late at night or early morning to load there van ready for delivery I am not the only one complaining about this unit but unfortunately for my neighbours they think that talking to jays properties will solve the issues and clearly the owners of the units do not care anything about residents as long as the money keeps coming in I hope that planning will take this in to consideration when making your decision Debra Brown 53 Harrison street BB2 2JE

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### **Support – Cllr Zamir Khan, Rec 22.06.21**

Hi

I'm happy for it to go ahead, I have no objections.

kind regards

Cllr Zamir Khan  
Elected Member Blackburn Central ward  
Assistant Executive member Public Health & Wellbeing

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Petition from Residents, Rec 28.06.21

Planning Application 10/21/0568

I have put this petition together on behalf of me and my neighbours, as some of my neighbours don't speak English or understand how our laws work. I have read to them or a family member what this petition is about. We the undersigned do not want Unit 21, Custom Joinery, Old Fire Station Yaseen Enterprise Centre, Byron St, Blackburn to change the use from storage, as the noise from the machines, big banging and men shouting & swearing is too close to the houses and creates too much noise which disturbs residents.

53 HARRISON ST.

47 " "

43 " "

89

81

73

71 Canterbury St

77 Canterbury St.

75 Canterbury St.

8 South St, BB3 3HQ

NO 77 Canterbury Street.

50 SUMER ST.

50 SUMER ST.

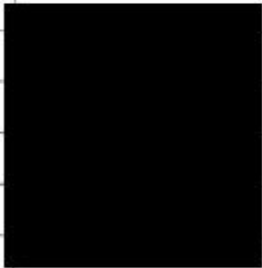


93 Canterbury Street BB22 4HT

4 cattle Market flats

Harrison Street Blackburn

BB2 2JE



57 Harrison Street BB2 2JE

Flat 6 Summer House BB22 2D

10 cattle Market Flat BB2 2JE

**Letters & petition for support received:**



To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

I am writing to support the above application,

There have been no problems or noise with this site as currently operating from the former fire station as it is well managed therefore I support the above application and have no objections.

Yours Faithfully

Date: 21/06/21

UNIT 4  
CANTERBURY ST  
BLACKBURN

---

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

I am writing to support the above application,

There have been no problems or noise with this site as currently operating from the former fire station as it is well managed therefore I support the above application and have no objections.

Yours Faithfully

Unit 2 Canterbury Street Blackburn

Date:

22/6/21



To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

I am writing to support the above application,

There have been no problems or noise with this site as currently operating from the former fire station as it is well managed therefore I support the above application and have no objections.

Yours Faithfully

Date:

BLACKBURN MOT CENTRE LTD  
67 CANTERBURY STREET  
BLACKBURN  
BB2 2HT  
293 3866 62

22.06.21

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

I am writing to support the above application,

There have been no problems or noise with this site as currently operating from the former fire station as it is well managed therefore I support the above application and have no objections.

Yours Faithfully



Date: 26/6/21

87 Canterbury St.,

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

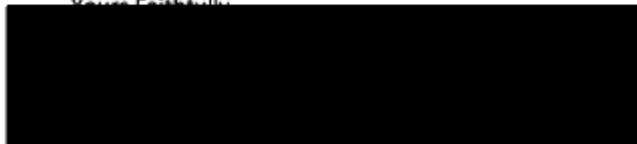
Blackburn

BB2 2LE

I am writing to support the above application,

There have been no problems or noise with this site as currently operating from the former fire station as it is well managed therefore I support the above application and have no objections.

Yours Faithfully,



FLAT 4  
Sumner House  
Sumner St  
BBURN  
BB2 2LD.  
22/06/2021

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

I am writing to support the above application,

There have been no problems or noise with this site as currently operating from the former fire station as it is well managed therefore I support the above application and have no objections.

Yours Faithfully



Flat 2 Summer  
House  
Summer St  
- 22.06.2021

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

I am writing to support the above application,

There have been no problems or noise with this site as currently operating from the former fire station as it is well managed therefore I support the above application and have no objections.

Yours Faithfully

PAUL FINLEY

Date

22 / 06 / 21

CATTLE MARKET FLATS  
FLAT 5,  
HARRISON STREET,  
BLACKBURN.  
BB2 2JE

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,


Blackburn

BB2 2LE

I am writing to support the above application,

There have been no problems or noise with this site as currently operating from the former fire station as it is well managed therefore I support the above application and have no objections.

Yours Faithfully

 Charlotte Woburn

Date: 22/06/21



52 Sumner St  
BB2 2LD.



To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

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6/21

unite S Canterbury St  
Blackburn

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

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Byrom Street,

Blackburn

BB2 2LE

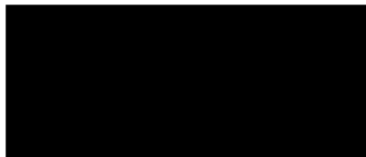
I am writing to support the above application,

There have been no problems or noise with this site as currently operating from the former fire station as it is well managed therefore I support the above application and have no objections.

Yours Faithfully

46 SUMNER

Date:



19/6/20

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

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Byrom Street,

Blackburn

BB2 2LE

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Yours Faithfully

Date:

Uga H. Al-Kaisan Sheet Mohammed

19/06/21

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

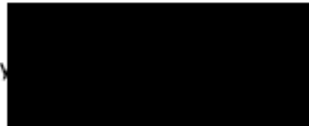
Blackburn

BB2 2LE

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There have been no problems or noise with this site as currently operating from the former fire station as it is well managed therefore I support the above application and have no objections.

Yours Faithfully



Date:

77 Canterbury Street.  
19<sup>th</sup> June 2021

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

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Byrom Street,

Blackburn

BB2 2LE

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Yours Faithfully

Date:

19 / 6 / 21.

Room 9 Caterbury house

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

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Yours Faithfully



Date: 19/6/21

47 Harrison Street BB2 2JE

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,


Blackburn

BB2 2LE

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There have been no problems or noise with this site as currently operating from the former fire station as it is well managed therefore I support the above application and have no objections.

Yours Faithfully



*59 Howison street, Blackburn*

*10.06.21*

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

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Yours Faithfully



Date: 19/06/21

42 Summer Street

Blackburn

BB2 2LD



To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

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Yours Faithfully

A large black rectangular box redacting the signature of the sender.

Date:

19/7/2021  
30 SUMNER ST,

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

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Yours Faithfully

36 SUMNER ST  
DAMON TOPPING

Date:

26/6/21



To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

I am writing to support the above application,

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Yours Faithfully

34 Summer Street

Steven Black

Date:



26, 6, 21

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

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Yours Faithfully

Date:

28 SUMMER STREET

MILLER

26.10.21



To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

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Yours Faithfully

Mr. Sajid Patel

Date: 51 Harrison street

26/6/2021



To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

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There have been no problems or noise with this site as currently operating from the former fire station as it is well managed therefore I support the above application and have no objections.

Yours Faithfully

LEE PRÉSCOTT

Date 

46 SUMNER ST

19/6/21

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

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Yours Faithfully

A black rectangular box redacting the signature of the sender.

Date:

10 Summer St.

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

I am writing to support the above application,

There have been no problems or noise with this site as currently operating from the former fire station as it is well managed therefore I support the above application and have no objections.

Yours Faithfully



Date: 19/6/2021

38. Sumner St.  
Blackburn  
Lancs.



To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn


BB2 2LE

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Yours Faithfully

Date: 19.06.21

  
32. Summer Street.

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

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Yours Faithfully

Date:

[Redacted signature block]

SA SOMERSET  
[Redacted signature block]  
22 JUNE 21

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

I am writing to support the above application,

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Yours Faithfully

Date: 19/06/21



43 Harrison Street

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

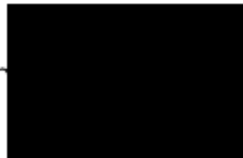
Blackburn

BB2 2LE

I am writing to support the above application,

There have been no problems or noise with this site as currently operating from the former fire station as it is well managed therefore I support the above application and have no objections.

Yours Faithfully Mark Smith



69 canterbury street

Date: 19/06/21

To:

Blackburn Council  
Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn


BB2 2LE

I am writing to support the above application,

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Yours Faithfully

Date:

Room 20 cantbury House  
19/6/21  


To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

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At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

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Yours Faithfully



65 Room 15  
Canterbury Street

To:

Blackburn Council

Planning Department

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre

Byrom Street,

Blackburn

BB2 2LE

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Yours Faithfully

Date:

21/06/21

MUDASSAR GILL

Unit 3

67 CANTERBURY ST.

BLACKBURN.

BB2 2HT.

FAO Blackburn Council Planning Department

Petitions

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

Change of use from class B8 to B2

At Old Fire Station Yaseen Enterprise Centre, Byrom Street, Blackburn, BB2 2LE

I/We undersigned SUPPORT the above proposal.

I/We have no problems with site currently operating from the former fire station and support the proposed application for change of use from class B8 to B2.

Name ADDRESS POSTCODE SIGNED

BLACKBURN MOT CENTRE LTD  
67 CANTERBURY STREET  
BLACKBURN  
BB2 2HT  
293 3866 62

22.06.21

Unit 2 Canterbury Street  
B15 2HT 22/6/21

87 Canterbury St

26/6/21

85 CANTERBURY ST

26/06/21

MR. SAJID PATEL, 51 HARRISON STREET

26/6/21

28 SUMMER STREET

PETER MILLER

26.6.21



FAO Blackburn Council Planning Department

Petitions

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

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Name ADDRESS POSTCODE SIGNED

Ali Rashid 21/06/21 UNIT 4 CANTERBURY ST.

Personalising Freedom. 22/6/21 UNIT 5 cantebury st.

Charlotte Warburton 52 Sumner St 22/6/21

FLAT 5, HARRISON street.

Flat 2 Sumner House Sumner St  
22.06.2021

Flat 6 Sumner House Sumner St 22/6/21  
Blackburn

Sumner St BB22 1D.  
50

FAO Blackburn Council Planning Department

Petitions

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

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Name ADDRESS POSTCODE SIGNED

Miss Bernadette Partington  
38. Sumner St B/Boxed  
[Redacted] 19/6/21

Michael Hargreaves

40 Sumner St  
[Redacted]  
[Redacted] 30 SUMNER ST.  
19/6/21

32. Sumner. 19/6/21.

44 Sumner St  
[Redacted] 19/6/21

Petitions

Dear Sir/Madam,

Application Reference 10/21/0568

Full Planning Application (Retrospective) – Bespoke joinery works/manufacturing furniture

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Name ADDRESS POSTCODE SIGNED



42 Sumner Street  
Blackburn  
BB2 2LD

58 harrison street BB2 2JE Blackburn  
47 harrison st BB2 2JE

Room 9 Canterbury House

77 Canterbury Street

19<sup>th</sup> June 2021

73 cantebury street 19/6/21

FAO Blackburn Council Planning Department

Petitions

Dear Sir/Madam,

Application Reference 10/21/0568

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Name ADDRESS POSTCODE SIGNED

69 canterbury	[REDACTED]	06/21
mark smith	[REDACTED]	
43 Harrison Street	[REDACTED]	19/06/21
[REDACTED]	[REDACTED]	19/06/21
46 SUMNER STREET	[REDACTED]	18/06/20
Roma 2a	[REDACTED]	19/06/21
Canterbury	[REDACTED]	
Rm 15	[REDACTED]	19/06/21
Canterbury	[REDACTED]	
Mn 3	[REDACTED]	21/06/21
67 CANTEBURY ST	[REDACTED]	

FAO Blackburn Council Planning Department

Petitions

Dear Sir/Madam,

Application Reference 10/21/0568

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Name ADDRESS POSTCODE SIGNED

26 6 21

34 Summer Street Steven Black

36 SUMMER STREET DAMIAN TOPPING

26/06/21

81 CANTERBURY STREET RICHARD GARY

26/6/21