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Your ref: 3/2016/0091 & 0132

Our ref: ASM/ASP/PDI

Date: 23<sup>rd</sup> February 2016

FAO A Dowd

Dear Mr Macholc,

**Applications 3/2016/0091 and 0132: Great Mitton Hall Mitton Road Mitton BB7 9PQ; Proposed conservatory on the south-east elevation of the modern extension**

Thank you for consulting us on the above planning applications. The proposed conservatory will be visible in views of Great Mitton Hall from the south, particularly from the bridge over the Ribble, but will be at least partially obscured from casual views on closer approaches by the roadside trees and hedges. The impacts of these views on the historic building appear however to be acceptable, particularly given that the new structure will always be seen against the backdrop of the modern extension on this side of the building. As noted in the Design and Heritage Statement this location also ensures that the visual link between the adjacent Listed Buildings, particularly the church, will not be impacted.

The construction of the proposed conservatory will require some intervention into the fabric of the extension for access and into the adjacent terrace for the foundations. Given the recent date of these features it is not considered that these interventions are significant.

Given the above, we would not raise any objections to the proposals nor recommend that any formal archaeological work is carried out as part of the development. We would however suggest that the detailed design of the structure, particularly the more prominent elements of roofline, finials, etc. is checked and approved by the Conservation Officer.

Yours sincerely

*Peter Iles*

Peter Iles  
Specialist Advisory Services