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# Peter Hitchen Architects

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Whalley  
Lancashire  
BB7 9SE  
1 July 2019

**PLANNING STATEMENT (INCLUDING HERITAGE ASSESSMENT)**  
**1 GROVE SQUARE**  
**MALT KILN LANE, CHIPPING**

## **Introduction**

**This statement supports the formal householder planning application for alterations to the external side, rear elevations and removal of the chimney stack at 1 Grove Square located in Chipping. The property is the end dwelling in a row of 3. At the rear is a raised garden which is accessed via a timber bridge onto a first floor onto a patio area which is built into the embankment.**

**The house is a traditional stone construction with a slate roof. At the rear the all the houses have a similar rear door and bridge leading to their gardens. The property is within the Kirk Mill Conservation area and the Bowland AONB designation.**

**The applicant (owner of the adjoining property at No 2) has recently purchased this property No 2 Grove Square has recently had a single storey extension approved (ref- 3/2017/0307). The application drawing reference PHA/300 portrays this approved design.**

## **Heritage Statement**

**It is accepted that 1 Grove Square makes a positive contribution to the character of the Kirk Mill Conservation area. There is conflicting information regarding the former use of the building as a coach house. The arched opening suggests this, yet there are historic photographs showing three distinct cottages without any central glazed opening. Renovation works have occurred in the last 10 years. There was an application refusal under planning application reference 3/2015/0198 dated 15 April 2015 for a second floor extension. The proposed simple external alterations to the side elevation and the rear elevation demonstrated within this application has no impact on the character or visual amenities of the Conservation Area.**

**The existing gable has evidence of a former window and door opening which is highlighted on the application drawings.**

**With regard to the impact of the proposal on the AONB it is apparent that upon visiting the site and immediate area that the comments above can also be applied to the affect the proposal has on the important aspects of the AONB. The scope of the works with regard to the extent and type means the alterations have an insignificant effect on both designations.**

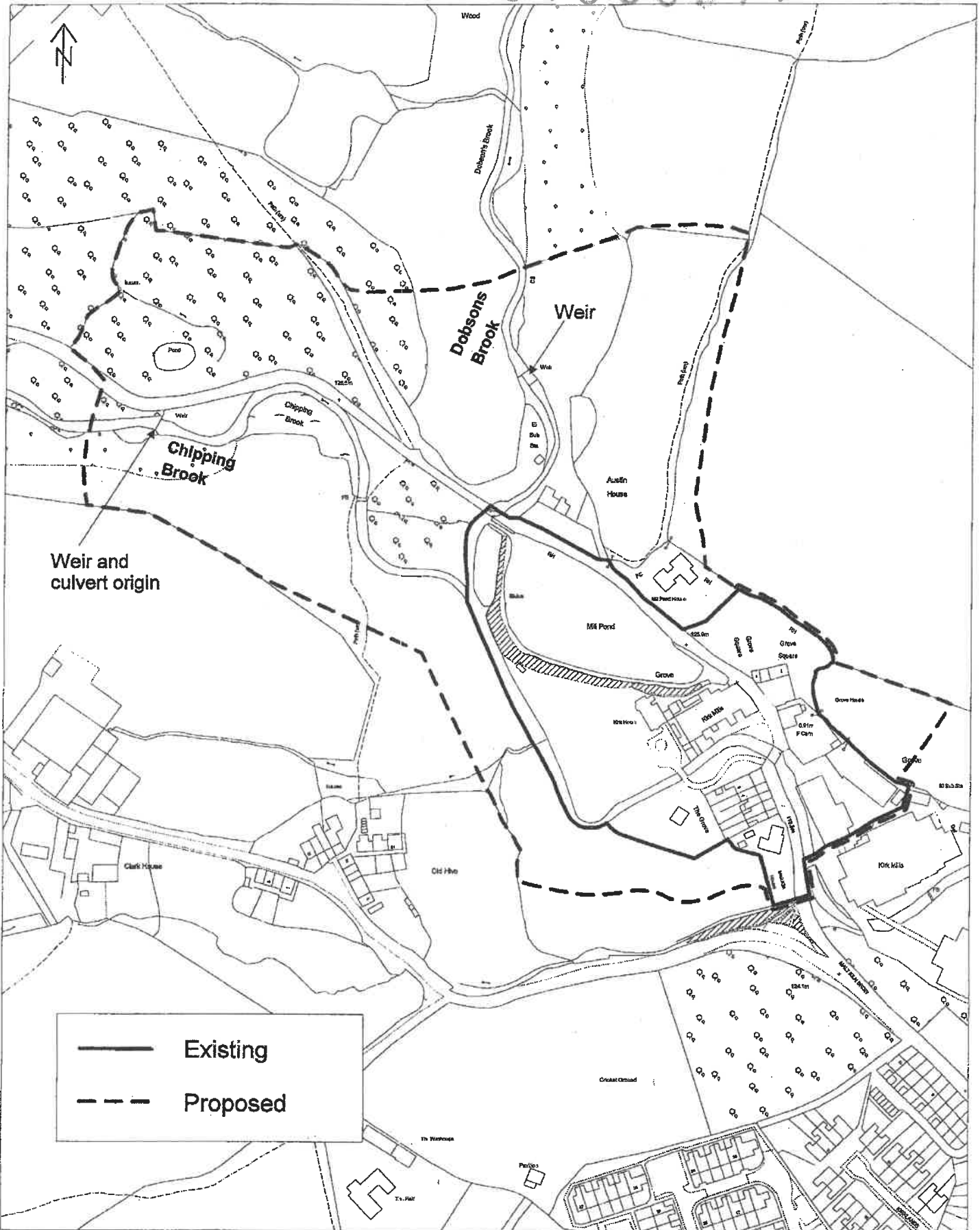
## **Proposal**

**The application shows alterations to the interior and external alterations. These include new windows in the side elevation and rear elevations and the alteration within an existing rear opening of a door into a window. The chimney stack is to be removed also.**

**The windows will have stone surrounds with timber frames. The alterations to the existing door show a half timbered design with the upper half being a new window. The existing door has a glazed aperture.**

**The internal works include the removal of the chimney breast from first floor level and ultimately the stack at roof level.**





Kirk Mill Conservation Area, Chipping

Scale 1:2500

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