

HERITAGE ASSESSMENT

Policy Context

The National Planning Policy Framework Section 16 clauses 184 to 202 cover the requirements to evaluate and assess the impact of development on the historic environment and in this instance a 'Designated Heritage Asset'. Heritage Assets include not only Listed Buildings but wider contextual designations such as Conservation Areas. As noted 5 King Street is both Grade II Listed and located within the Whalley Conservation Area. The proposals are deemed to have no impact on the historic environment as the windows are being replaced with double glazed versions matching in appearance and will further secure the future of the building as well as enhancing its performance and energy efficiency.

Clauses 189-192 of the National Planning Policy Framework, provide guidance on the level of detail required for assessment of a Heritage Asset and the impact of the proposals. As noted above, although Grade II Listed, the building is modest and makes only a minimal contribution to the wider Conservation Area. Therefore, we consider a simple assessment of the property and impact to be necessary. The proposal to install double glazed sliding sash windows and matching casements where appropriate will ensure continuity of appearance across the building.

Finally, reviewing the Ribble Valley Borough Council Core Strategy 2008 – 2028 – Policy EN5 Heritage Assets is relevant to these proposals. The policy states *"There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits."* It continues, *"Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset."*

We believe that the proposed alterations wholly align with the aspirations outlined in the Core Strategy.

The proposals involve replacement windows only and on balance, when assessed against National and Local Policies, we assess that the proposals will make a POSITIVE contribution to the Designated Heritage Asset and the wider Conservation Area.

Considering the above points and those raised within this letter statement, we respectfully ask that this listed building application be approved.

Yours sincerely,

Martin King
Managing Director

