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2330/MBG

23rd May 2023

HERITAGE STATEMENT TO ACCOMPANY FULL PLANNING APPLICATION.

This Statement has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) that the Government revised in July 2018. This replaces the previous NPPF published in March 2012.

Page 55 of the NPPF – 'Proposals affecting heritage assets' – states, in paragraph 189, that in determining applications Local Planning Authorities "should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting". Paragraph 189, further directs that "the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance". As set out in paragraph 029 of the Government's online planning guidance to making a planning application, Design and Access Statements should be: "proportionate to the complexity of the application but should not be long."

This Statement has been prepared in support of applications that seek Planning permission for the works to an existing public house at 61 King Street, Whalley.

The proposal is fully illustrated on the scaled application drawings, photomontages and described in this Heritage Statement, which is proportionate to the scheme under consideration.

SITE ADDRESS

De Lacy Arms
61 King Street
Whalley
Clitheroe
BB7 9SP

DESCRIPTION OF PROPOSAL

This statement is for the proposed replacement of windows at first floor level.

DRAWING CHECKLIST

2330-101 - Existing GF Plan
2330-102 - Existing FF Plan
2330-103 - Existing Elevations
2330-301 - Proposed GF Plan
2330-302 - Proposed FF Plan
2330-303 - Proposed Elevations
2330-OS

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BACKGROUND

Whalley is a large-sized village in Lancashire, located just to the South-west of Clitheroe, and around 8 miles North-west of Burnley. The village is situated on the banks of the River Calder, and lies within the Ribble Valley.

As identified by the conservation area appraisal, the town's character is shaped substantially by its rural surroundings and its position on the river. Pictured below is the distinctive 'Whalley Nab' which overlooks the town to the South. The surrounding hills also provided much of the stone for the original buildings of the village.



Photo One: Views towards Whalley Nab.

THE SITE

The De Lacy Arms is located on King Street, which is the main thoroughfare through the town. The building is finished in painted render with a natural slate roof covering, which is a more common materials palette for buildings dating from the middle of the 19th century onwards. The De Lacy arms is situated within the Whalley conservation area, and is recognised as making a positive contribution to the street scene. The building is not listed.

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SUMMARY

The proposal is to replace the windows at first-floor level of the premises (outlined on drawings 302 & 303). These windows are in a very poor state of repair and also contribute to increased levels of heat loss within the building. It is proposed to replace these windows with timber dummy sash windows (illustration below). The appearance of the street-facing elevations will therefore be maintained, while allowing this much-needed repair to be completed. The new windows will help to maintain the property moving forward; improving both energy efficiency and operation. We would therefore conclude that the proposal will have no negative impact on the conservation area.



Photo Two: Example windows.