

Heritage Statement

In Support of a Planning Application for

Demolition of conservatory, erection of proposed single storey extension, side porch, front porch and gates/railings to driveway.

At

Black Hall, Garstang Road, Chipping PR3 2QJ.

Proposal: Demolition of conservatory, erection of proposed single storey extension, side porch, front porch and gates/railing to driveway.

Location: Black Hall, Garstang Road, Chipping, PR3 2QJ.

Applicant: Alex Fisher

Introduction

The National Planning Policy Framework (NPPF) states at paragraph 194 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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*.

In order to meet this requirement, local authorities normally now require a Heritage Statement to be prepared to inform and accompany proposals affecting heritage assets.

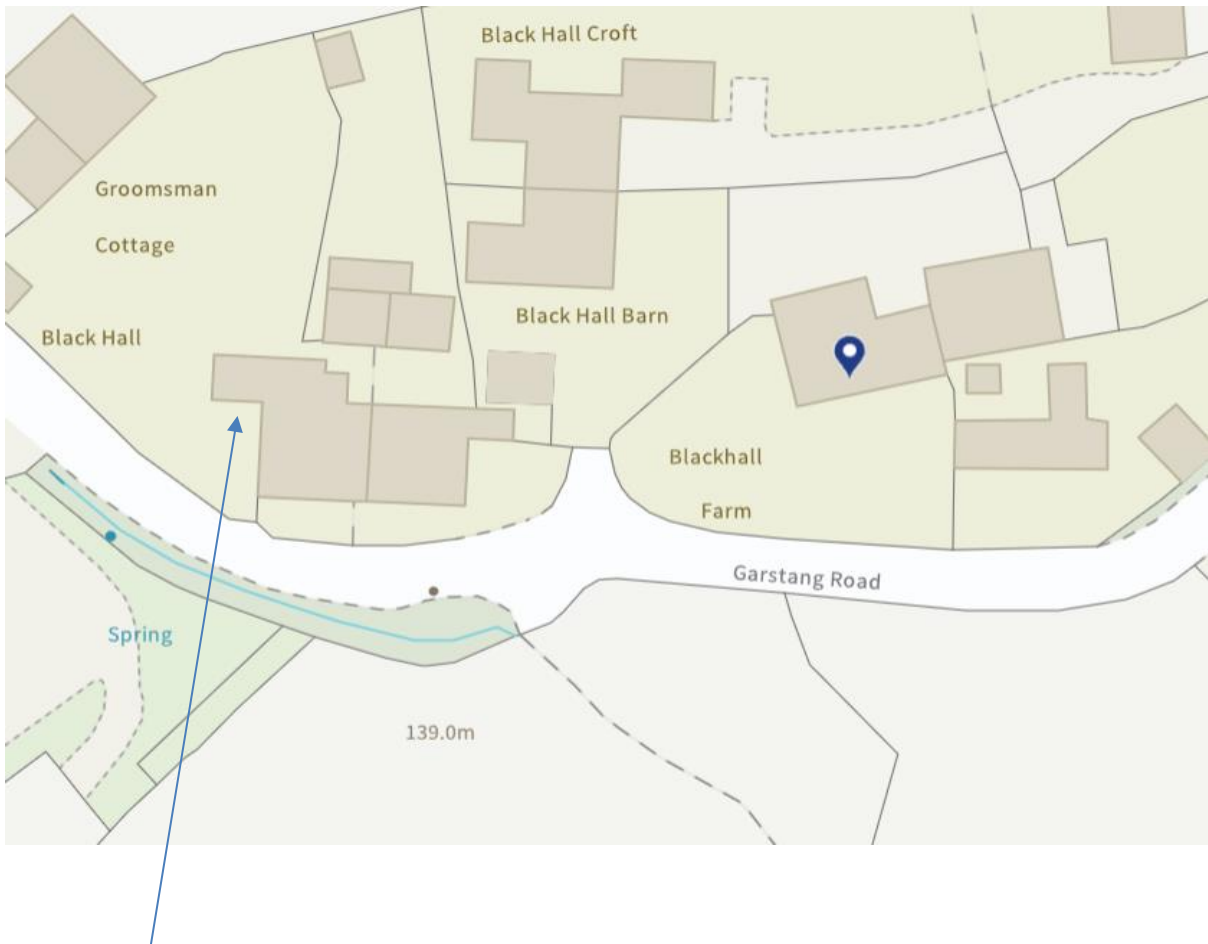
Black Hall Farmhouse was listed on 13th February 1967 and is Grade II listed – meaning the property is of special interest and warrants every effort to preserve it. The listed property is located 32 metres to the north-east of the subject property.

The proposed development

The site of the proposed development is approximately 50 metres distant from the listed property, as the proposed development is to the far west elevation of the subject property.

The proposed development will not be visible from the listed building, nor will it be viewed within the setting of the listed building, save for the very minor addition of a stone and timber porch to the front elevation, which is to be constructed in high quality and appropriate materials normally found in the locale.

The proposed development will, in real terms, improve the current building at the subject property, as the existing uPVC conservatory is to be demolished and replaced with a sympathetic and sensitively designed extension, incorporating matching stone.



Application Site

Summary

The proposal will not have any impact upon the listed building at Black Hall Farmhouse and will not detract from the listed property.