

Heritage statement to support planning appeal
for retention of 14 solar panels on the south-east facing roofslope
at Rushton House, Lower Chapel Lane, Grindleton

1 Introduction

- 1.1 This heritage statement supports an appeal against the refusal of planning permission by Ribble Valley Borough Council, dated 18 March 2024 (ref: 3/2023/0973; resubmission of 3/2023/0297). It has been written by Stephen Haigh MA, on the instruction of the applicant Mr Cann.
- 1.2 Of the two reasons given for refusal, the first was that:
The development proposal reads as an anomalous and unsympathetic addition to the street scene therefore retention of these unauthorised works is considered harmful to the character and appearance of the Grindleton Conservation Area, a designated heritage asset. There are no public benefits identified that would outweigh the harm caused. As such, the proposal fails to meet the requirements of Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraphs 205 and 208 and of the National Planning Policy Framework.
- 1.3 Contrary to the position of the council, this appeal contends that the solar panels are a discreet addition to the house which occupies only a small proportion of its roof, leaving the traditional form of the ridge and gables intact, and should not be described as "an anomalous and unsympathetic addition to the street scene", as they are almost entirely concealed from public view.
- 1.4 The position of the house and that of its roof in relation to Main Street means that they are only just visible from the road, and they do not stand above the roof plane, but rather lie flush with the surrounding slates, and all visible parts of them are black.
- 1.5 In combination with the nature of the house itself, which has undergone considerable 20th century alteration, it is therefore considered that there would be no harm to the character or appearance of the conservation area arising from their retention.

- 1.6 Regardless of any level of harm to heritage significance perceived to arise from the solar panels, there would be an obvious public benefit in reduction of carbon emissions through the power generated.

- 1.7 In conclusion, the scheme is considered to be entirely acceptable in terms of its impact on the historic environment.

Stephen Haigh, MA
Buildings Archaeologist
17 April 2024