
HERITAGE STATEMENT

Planning Submission



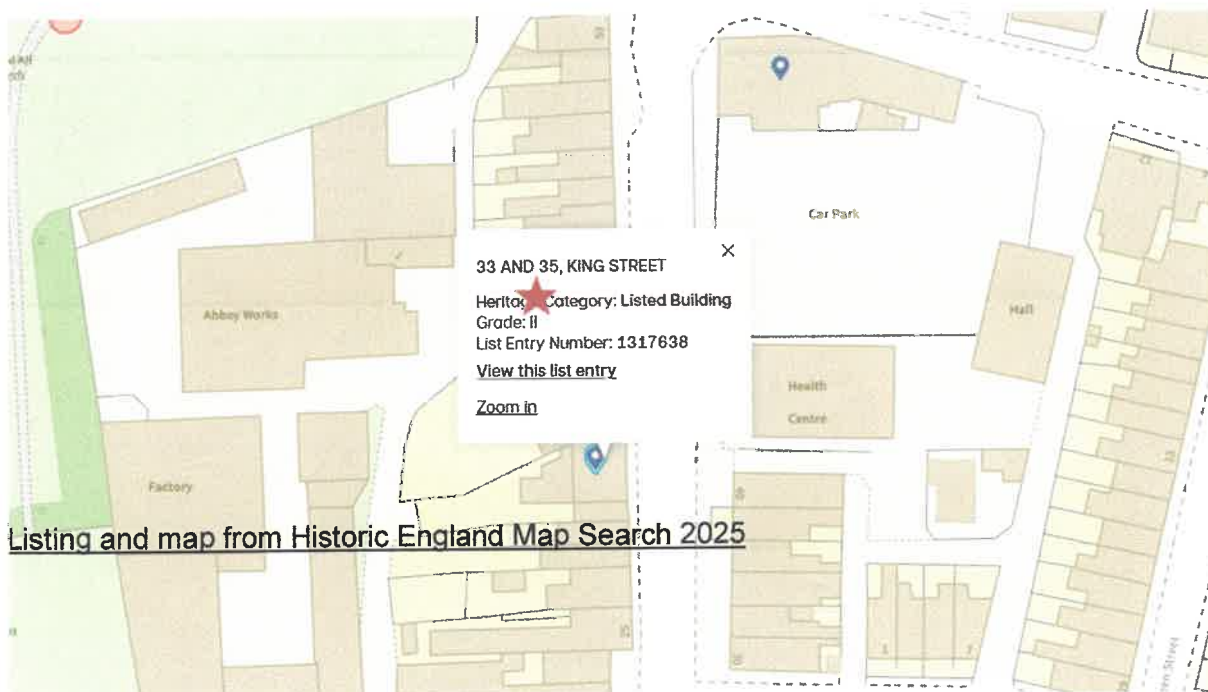
33 King Street, Whalley, BB7 9SP
Grade II Listed Building within Whalley Conservation Area

SEPTEMBER 11, 2025

1. Site Context and Heritage Designation

The subject properties, 33 King Street, is located within the designated Whalley Conservation Area and are individually identified as Grade II Listed Buildings on the National Heritage List for England. The buildings is situated within the historic core of Whalley and contribute positively to the character and appearance of the area.

In line with paragraph 194 of the National Planning Policy Framework (NPPF) (2023), this statement describes the significance of the heritage asset, the contribution of its setting, and the impact of the proposed works.



Listing and map from Historic England Map Search 2025

2. Significance of the Heritage Asset

Whalley is a town of historic and architectural interest, well known for its medieval Abbey and Church, and the well-preserved streetscapes that form the Whalley Conservation Area. King Street is the main commercial street, and retains a number of 18th and 19th century buildings that give the town its distinctive character.

Number 33 King Street is a Georgian building constructed around 1820, featuring characteristic design elements of the period including red brick with sandstone detailing, timber sash windows, and a natural slate roof. Surviving interior features of significance include:

- The original oak staircase with turned balusters and wreathed handrail
- Ground floor plaster ceiling and fireplace
- Some original internal doors and oak detailing around windows

The building was subdivided in 1985 into 33 & 33a. The latter has since been in use as a dental practice with various consents granted for internal modifications. The historic connection between the two buildings was partially restored in 2009 when the attic level was reconnected, and further reconnection was granted planning permission in 2024 for the reinstatement of a historic second-floor opening.

3. Planning Policy Context

National Policy:

- NPPF Paragraphs 199–202 state that great weight should be given to the conservation of heritage assets, and any harm must be justified and outweighed by public benefits.
- Paragraph 206 encourages proposals that better reveal the significance of heritage assets.

Local Policy:

- Ribble Valley Core Strategy (adopted 2014):
 - Key Statement EN5 (Heritage Assets): Seeks to conserve and enhance the significance of heritage assets.
 - Policy DME4 (Protecting Heritage Assets): Requires proposals to demonstrate how they will conserve the significance, character, and setting of the heritage asset, especially where the proposal affects listed buildings or conservation areas.

The proposal aligns with both national and local planning policy by demonstrating a sensitive and reversible intervention that sustains and enhances the building's viable use while preserving key heritage features.

4. Description of Proposed Works

The proposal seeks to implement previously approved works (granted October 2024) to reinstate a historic second-floor doorway linking 33 and 33a. This reinstatement enables expansion of the dental practice, providing a new surgery and waiting area.

Key elements of the proposal include:

- Installation of a structural steel beam (RSJ) beneath the first-floor ceiling to support the weight of new dental equipment (chair and cabinetry). This will be recessed below existing beams to avoid damage to historic fabric.
- Installation of fire-rated plasterboard ceiling linings to meet safety requirements while avoiding interference with original oak window surrounds.
- Sealing of a non-original internal doorway using a lead-lined stud wall (for X-ray shielding) on the second floor.
- Sealing of a non-original opening using block work on the ground floor.
- Re opening of historic doorways adjacent to the newly sealed modern opening on the ground floor and re-opening the original arch way on the same floor.
- Removal and replacement of deteriorated plaster with lime-based materials where appropriate.
- Installation of a plywood overlay floor system at second floor level to protect original floorboards and route services without disturbing the original joists.
- Restoration of the floor on the 1st floor using recycled oak timbers sourced locally.
- The installation of WC's on the ground and first floor utilising existing sewer pipes to have no impact on the integrity of existing historic features. Stud walls will be used to partition these from the public areas.
- Installation of a roof light to the 1985 extension to the rear will have no impact on the historic building.
- Suspended ceilings allow the provision of lighting, insulation and fire retardant without disturbing the original ceilings.
- The erection of the fire corridor is to comply with current fire safety requirements. The partition at the ground floor entrance will use fire retardant glass and fire retardant plaster board, as per the fire strategy plans, as a secondary means of escape in the event of a fire.

All proposed interventions are designed to be fully reversible, use appropriate materials, and preserve the legibility of the building's original layout and features, in accordance with good conservation principles.

5. Assessment of Impact on Significance

The proposed internal works are minimal and sympathetic to the historic character of the property. No external alterations are proposed. The structural intervention has been designed to avoid disturbing visible or historically significant fabric, and the restoration of the original doorway contributes positively to the building's historic integrity.

The use of traditional materials (e.g. lime plaster) and reversible construction methods ensures the proposals conserve and enhance the heritage asset, in accordance with the NPPF and Ribble Valley Core Strategy policies EN5 and DME4.

There is no harm to the significance of the listed building or the character and appearance of the conservation area. Should any uncovering of concealed historic features occur during works, these will be recorded and, where appropriate, retained.

6. Public Benefits

In line with paragraph 202 of the NPPF, any minimal harm caused by necessary structural interventions is outweighed by the clear public benefits of:

- Reinstating a historic link between two parts of a listed building
- The re-opening of the archway at the entrance of the building restores an original feature.
- The original stairway will be preserved
- Supporting the continued viable use of a heritage asset
- Enhancing local healthcare provision in a sustainable and accessible village centre location
- Retaining and conserving the property in active use, which contributes positively to the appearance of King Street and the wider conservation area

7. Conclusion

The proposed works have been developed to ensure minimal intervention and maximum preservation of historic fabric. The reinstatement of the original doorway contributes to the building's significance and supports the long-term sustainable use of the heritage asset.

This approach aligns with both national and local policy aims to conserve heritage assets and support their viable re-use, while providing tangible public benefits.