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**DESIGN STATEMENT WITH HERITAGE APPRAISAL
PROPOSED EXTENSION AND ALTERATIONS
AT
5 STANLEY COURT, CHIPPING, LANCASHIRE**



INTRODUCTION

The statement has been prepared to support formal householder planning application for the demolitions, extension and alterations to the existing house in order to significantly improve the accommodation and appearance by virtue of a new two storey side extension and a reconfigured interior arrangement. The scheme has been the subject of a pre-application enquiry which was

concluded with a written response dated 13 October 2025 and the proposal has been carefully re-designed to address the comments within the response.

LOCATION AND HISTORY

The existing dwelling is an end terraced house located within the conservation area of Chipping. It has a townscape merit designation. There is no planning history. The applicant has recently purchased the house and has a desire to improve the accommodation. The property is faced in random stone with a natural slate roof. It is need of restoration/refurbishment.

THE PROPOSED DEVELOPMENT

The proposal involves the demolition of an existing UPVC conservatory extension and constructing a two-storey subordinate extension to the gable end of the dwelling. The ground floor is altered to create a new living area in the extension with a new opening in the existing gable wall. The first floor has been amended to allow access into the extended area for the new bedroom. A bathroom and ensuite area is shown in a new first floor layout.



MATERIALS

The palette of external materials includes random stone with a feature recessed glazed gable in powder coated aluminium frames and Juliet balcony with glazed balustrading. The roof will be finished in natural slate all to blend with the existing property and surrounding area.

HERITAGE APPRAISAL

With regards to heritage considerations, the building is located within the Chipping Conservation Area and forms part of a block of terraced dwellings which adjoins a Grade II Listed Building (originally a shop), as well as being within the setting of a number of other listed buildings. The proposal site is situated within the Chipping Conservation Area. As such, Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy are engaged for the purposes of assessing the proposal.

Policy DMG1 is also engaged in concert with Key Statement EN5 and Policy DME4 insofar that the policy sets out general development management considerations

Policy DMH5 also states that proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located. Section 72 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 also states that the Local Planning Authority should pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering the proposed development.

The house is an end terrace and sits within a courtyard setting amongst other similar properties. It has a designation of townscape merit within the Chipping Conservation Area. There are a number of listed buildings in the vicinity which are referenced on the map below.

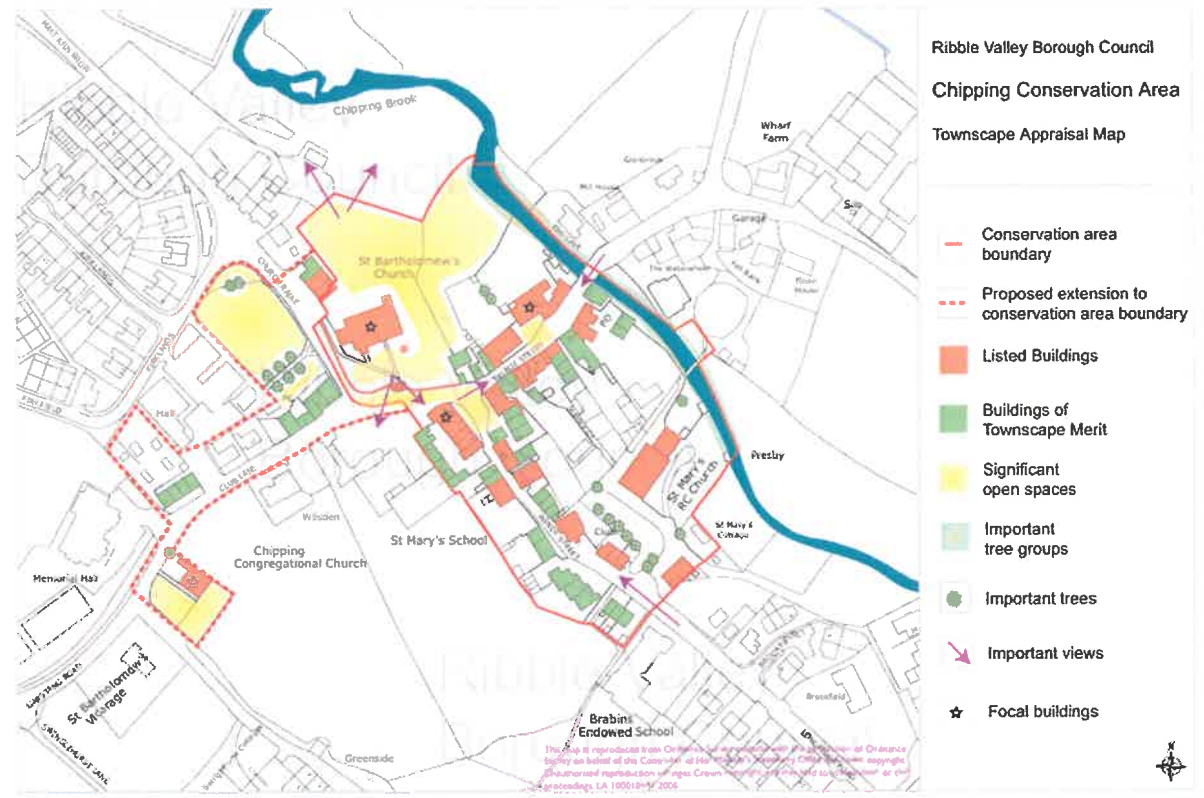
With regards to Conservation Areas, Policy DME4 states that: proposals within or affecting views into and out of or affecting the setting of the conservation area are required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

5 Stanley Court is approximately 200 years old and has not been the subject of any previous physical alterations with the exception of the conservatory. It has a simple traditional aesthetic with random rubble stone finish. The end gable has a sand cement render. The roof is finished in natural slate. There are no architectural features both externally or internally of any particular heritage significance. The property is a modest dwelling typical of other properties within the village.

The Chipping Conservation Area was designated on 7th October 1974 under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The special interest that justifies the designation of the Chipping Conservation Area derives from the following features:

- Historic layout and street pattern of Talbot Street and Windy Street;
- Rural setting of the village in lowland farmland below Parlick Fell and Fairsnape Fell;
- St Bartholomew's Church and churchyard, including sundial, stone boundary wall and steps;
- St Mary's Church, churchyard, presbytery, former school and environs;
- Chipping Brook;

- Open areas in front of The Sun Inn and the Talbot Hotel;
- Prevalent use of local stone as a building material;
- Architectural and historic interest of the conservation area's buildings, including 24 listed buildings;
- Trees, particularly beside Chipping Brook and in the churchyards of St Bartholomew's and St Mary's Church;
- Well-tended roadside gardens;
- Historical association with John Brabin: grade II listed house, school and almshouses;
- Areas of historic stone floorscape;
- Views of Pendle Hill and the distant Fells to the north.



CONCLUSION

The proposed development has been designed to respect the character of the house which is in need of improvements, making effective use of the site to provide improved family accommodation and maximise the space.

The house as redeveloped and extended will have 3 bedrooms and improved living accommodation.

The design uses materials in keeping with the area and it is clear that there is no impact on the character of the conservation area and the overall scale and mass of the development is entirely appropriate. There would be no adverse impact on the amenity of neighbouring properties, and the proposal is considered compliant with relevant planning policy.



View of the rear from the Talbot Hotel beer garden



Long view looking back towards the gable end from the church

