

Heritage Statement

Application Site: 91 Berry Lane, Longridge, Preston, PR3 3WH

Application number 3/2026/0082

Local Planning Authority: Ribble Valley Borough Council

1. Introduction

This Heritage Statement has been prepared to support a planning application for works at 91 Berry Lane, Longridge. The site lies within the Longridge Conservation Area, a designated heritage asset.

The statement has been prepared in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, relevant heritage policies of the Ribble Valley Core Strategy, and Chapter 16 of the National Planning Policy Framework (NPPF).

2. Site and Context

91 Berry Lane is located within the principal historic core of Longridge along Berry Lane, which is characterised by a strong linear form and continuous frontage of traditional buildings. The site forms part of the established townscape that contributes to the special architectural and historic interest of the Longridge Conservation Area.

3. Heritage Asset Affected

The relevant designated heritage asset is the Longridge Conservation Area.

While the building itself is not listed, it makes a positive contribution to the character and appearance of the Conservation Area through its scale, proportions, and relationship with adjoining properties.

4. Significance of the Conservation Area and Contribution of the Site

The significance of the Longridge Conservation Area derives from its historic development pattern, traditional building materials, and cohesive streetscape, particularly along Berry Lane.

The application site contributes to this significance by reinforcing the established building line, the scale and rhythm of development along Berry Lane, and the overall character and appearance of the Conservation Area.

5. Description of the Proposals

The proposals involve no alterations to the front elevation of the property. The external appearance of the building as viewed from Berry Lane will remain unchanged.

All works are designed to be sympathetic to the host building and to respect the character and appearance of surrounding properties within the Conservation Area.

6. Assessment of Heritage Impact

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

As the proposals involve no changes to the front elevation, there will be no alteration to the street scene, no impact on key views along Berry Lane, and no harm to the significance of the Longridge Conservation Area.

The proposals will therefore preserve the character and appearance of the Conservation Area, in accordance with the statutory duty, Ribble Valley heritage policies, and the objectives of the NPPF.

7. Heritage Considerations and Safeguards

Given the nature of the proposals, no specific mitigation measures are required. The works will not result in the loss of historic fabric visible from the public realm and will maintain the positive contribution of the building to the Conservation Area.

8. Conclusion

The site at 91 Berry Lane lies within the Longridge Conservation Area and contributes to its significance. The proposed development involves no alterations to the front elevation and will not affect the character or appearance of the Conservation Area.

The proposals are therefore considered to accord with Ribble Valley Borough Council heritage policies, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Chapter 16 of the National Planning Policy Framework.