



RTPI

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Heritage Statement

**123 Whalley Road,
Sabden
BB7 69EA**

March 2026

Kirkwells

The Planning People

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1. Introduction

- 1.1 This heritage statement has been prepared to support the submission of an application for a single storey rear extension at 123 Whalley Road in Sabden.

2. Description of site and proposed development

- 2.1 The building is not a Statutory Listed Building; however, it is located within Sabden Conservation Area.
- 2.2 The site forms part of a row of terraced properties that are identified as “buildings of townscape merit and are therefore identified as non-designated heritage assets.
- 2.3 The application site is a two storey stone built property within the terrace, with a bay frontage and a natural slate roof.
- 2.4 The proposed development is to extend the existing single storey rear extension to the width of the rear yard, similar to a number of extension on other properties on the terraced row.
- 2.6 The proposed materials are stone on the visible side elevation and rear facing wall.

3. Heritage Statement

- 3.1 Paragraph 207 [inter alia] of the National Planning Policy Framework states:
“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.”

Policy context

- 3.2 The relevant national planning context is established by Section 16 of the National Planning Policy Framework (Conserving and Enhancing the Historic Environment, December 2024). In relation to Conservation Areas, the following paragraphs are relevant

“219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole..”

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- 3.3 In relation to non-designated heritage assets, the following paragraphs are relevant:

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Assessing the Impact of the proposed development

- 3.4 The Conservation Area Appraisal describes the Summary of Special Interest of the Conservation Area as follows:

The special interest that justifies designation of the proposed Sabden Conservation Area derives from the following features:

- *The village's industrial past and links with cotton weaving and printing;*
- *The rural setting of the village in lowland fringe farmland in a valley between Pendle Hill and White Hill;*
- *Forest of Bowland Area of Outstanding Natural Beauty;*
- *The picturesque ensemble of St Nicholas's Church, Sunday School and former parsonage (Sabden House);*
- *The tranquil character of Heyhouses;*
- *The diversity of mill workers' terraced houses ranging from the late 18th to the late 19th centuries;*
- *The Baptist, Methodist, Anglican and Roman Catholic churches;*
- *Sabden Brook and its tributary, Badger Well Water;*
- *Prevalent use of local stone as a building material;*
- *Architectural and historic interest of the conservation area's buildings, including 2 listed buildings;*
- *Trees, particularly beside Sabden Brook and in the churchyard of St Nicholas's Church;*

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- *Historical association with Richard Cobden (1804 -1865), a politician noted for his role in the repeal of the Corn Laws;*
- *Areas of historic stone floorscape;*
- *Views of Pendle Hill;*
- *Within Forest of Bowland Area of Outstanding Natural Beauty.*

- 3.4 The dwelling is an example of a traditional terraced dwelling within the conservation area.
- 3.5 In terms of its historic significance, the site is not shown on the 1896 map in the Conservation Area Appraisal, however the lower number in the terrace are included on the map.
- 3.6 In terms of social significance the conservation area appraisal states that most of the late 18th and 19th century housing were built for mill workers and form the area's most prevalent building type.
- 3.7 the proposed extension is a rear extension that will not be visible from Whalley Road,
- 3.8 The proposed elevations that are visible from the rear back street are constructed in natural stone and slate and will not impact on the significance of the character of this part of the Conservation Area.

4. Conclusion

- 4.1 National policy guidance requires that a balanced judgement be made having regard to the scale of any harm or loss to the significance of the heritage asset.
- 4.2 The character of this part of the conservation areas relates to the mill workers dwelling constructed in late 18th and early 19th century, the proposed development will not affect this character.
- 4.3 The proposed elevations that are visible from the rear back street are constructed in natural stone and slate and will not impact on the significance of the character of this part of the Conservation Area.
- 4.5 In the absence of harm to the heritage asset it is concluded that the application may be approved, taking a proportionate approach. There will be no impact on the significance of the Conservation Area.
- 4.6 This proposal is in accordance with the National Planning Policy Framework and local historic environment policies.

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