

# Peter Hitchen Architects

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12 March 2026

**STATEMENT TO SUPPORT THE APPROVAL OF THE PLANNING CONDITIONS 3 & 5  
FROM THE LISTED BUILDING CONSENT APPROVAL  
FOR THE REPLACEMENT ROOF FINISH AND ASSOCIATED WORKS  
AT 14 CHURCH LANE, WHALLEY**



## **1 Introduction**

1.1 This statement has been produced to support the application to discharge conditions 3 and 5 from the listed building consent dated 7.1.25 (ref 3/2024/0282) for the replacement of the roof covering and associated works, at 14 Church Lane, Whalley.

1.2 The application building is a grade II listed building ("14 and 15, Church Lane"<sup>1</sup>), and also falls within the Whalley Conservation Area.

1.3 The property is a single dwelling within a row or terrace, occupied by the applicant.

## **2 Setting**

2.1 No.14 Church Lane stands towards the west end of a continuous row of varied houses, most of which appear to date from the 18th and 19th centuries. The row faces south onto Church Lane and the parish church of St Mary and All Saints, in

the historic core of the village, and the thoroughfare itself is known to have been in existence by the 13th century. To the rear is a yard enclosed by stone walls, and containing a privy; beyond is a rear access to the Church Lane houses, which adjoins the shop car park off George Street.

### **3 The application building**

3.1 The house itself is one bay wide, of two storeys, and two rooms deep, with a single-storey rear extension. The National Heritage List entry describes it, together with no.15, as:

*Mirrored pair of houses, part of row, probably early-to-mid C19 alteration of earlier building. Sandstone rubble with roof of slate to No.15, at left, and stone slate to No.14. Each house of one bay. Windows sashed with glazing bars and with plain stone surrounds with hoods. Some evidence of earlier horizontal openings remains. Paired doorways have plain stone surrounds with hoods. End chimneys.*

†National Heritage List, entry 1362367

3.3 The roof of no.14 has a sedimentary or grey slate covering with sandstone ridge, the only such one within the west end of the row on Church Lane; all the others have been replaced with blue slate, and most have tile ridges. The rear extension is also covered with grey slate. There are cast iron rainwater goods of traditional design to front and rear.

### **4 Proposed development – condition 3**

4.1 The proposal (rather than replacing the roof finish) is to carefully remove the grey slate from the main house roof and the rear (single storey wing) and re-fit all of the existing slates in the order in which they have been installed. Where necessary, new membrane and battens will be laid beneath the roof finish, and the roof structure repaired with an absolute minimum of intervention.

The original stone slates are in a diminishing coursed arrangement and they will be individually marked and re-laid in their existing position.

Any breakages due to the deterioration over time of the slates will be dealt with and replacement sections introduced (natural stone) to blend with the existing)

### **5. Methodology – condition 5**

5.1 The property will be scaffolded to the front and rear to allow safe access to the roof and ensure no damage occurs to the fabric. The scaffolding will allow for a thorough inspection of the condition of the existing roof and guttering including the flaunchings and benching to the chimney stack.

The roof is in diminishing courses and each slate will be carefully removed, cleaned and re-fitted as the existing pattern. The ridge tiles are to be re-bedded as the existing arrangement. The roof structure will be inspected and the condition of the timbers checked for any decay.

The gutterings are to be re-lined to ensure the existing leaks are rectified. The guttering will remain on the original brackets.

