

From: david jackson <>

Sent: 25 August 2026 15:25

To: PlanningValidation <planningvalidation@ribblevalley.gov.uk>

Subject: Re: Invalid planning application 3/2026/0577 5 Bank Hall Cottages Sawley Road Grindleton BB7 4RS

5 Bank Hall Cottages,
Sawley Road,
Grindleton,
Lancashire
BB74RS

Heritage Statement re proposed window enlargement

The proposed development is for an enlarged kitchen window in the east elevation of 5 Bank Hall Cottages, Sawley Road, Grindleton, Lancashire.

The house is within the curtilage of Bank Hall, a Grade II listed building (List number 1072189) as shown on Historic England's National Heritage List for England. Bank Hall is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 for architectural or historic interest.

The proposed enlargement of the window at 5 Bank Hall Cottages would be totally in keeping with the existing window, in keeping with the existing eastern elevation, in keeping with the character of the house and in keeping with the surrounding houses. What is currently a timber-framed, top-opening casement window would be replaced by another timber-framed, top-opening casement window. The current design of panelled double-glazed glass would be similarly replicated in two identical windows of panelled, double-glazed glass. The current opening is 82cm wide x 101cm high. The proposal is for two equally-sized windows, with a stone mullion in the middle. Each window would be 70cm wide x 86cm high. Existing stone lintels, jambs and sill would be used. The surrounding windows all have a vertical emphasis rather than horizontal and the plan for two windows of similar proportion, separated by a mullion, would help maintain that aesthetic.

It should be further pointed out that no point of the proposed window enlargement is in line of sight with the Grade II listed Bank Hall and thereby has no effect on the setting of the listed building.

Photograph shows the view from the proposed window. The listed building Bank Hall is way off to the right and is screened by the lounge wall, on the right of the picture and the extensive trees and vegetation. It is not felt the proposal would have any effect on the setting of Bank Hall and would totally preserve its existing character.



5 Bank Hall Cottages sits within Ribble Valley Borough Council's Sawley Conservation Area. As such, careful consideration has been undertaken to ensure the proposal does nothing to undermine the character and appearance of an area of special architectural and historical interest.

Change has been kept to a minimum. The windows would be of similar design - timber-framed, casement type, with glass panels, surrounded by stone lintels, sill and jambs and separated by a stone mullion. The development would seek to re-use the stone surrounds, where possible. The area around would be re-rendered to match the existing render on the wall. It is affirmed that the development conforms to policies within the Ribble Valley Local Plan 1998, which seeks the preservation of the special character of all conservation areas within the Borough, the Joint Lancashire Structure Plan 2001-2016 and the relevant PPGs, particularly PPG 15, 'Planning and the Historic Environment'.

Ribble Valley Borough Council's Sawley Conservation Area Management Guidance would be strictly followed, with particular reference to the use of materials. Timber, glass and stone surrounds would be used to maintain the appropriate appearance within the conservation area.

It should also be noted that the proposed window goes along with an Article 4 direction of recommendations of Ribble Valley Borough Council's Sawley Conservation Area Appraisal in that timber be used and not uPVC in any new windows.

Importantly, it should be further noted that the restrictions only relate to developments visible from a public highway, including footpaths. The east elevation of 5 Bank Hall Cottages is not visible from any nearby road or footpath, but the proposal has still been designed to preserve the character and overall appearance of the Sawley Conservation area.

* Preparation of this Heritage Statement has been carried out with the assistance and guidance of Kepczyk Sanderson, architects, surveyors and historic building consultants of Wilmslow, Cheshire.

Yours sincerely,
David Jackson