

# Peter Hitchen Architects

**Peter Hitchen Architects Ltd**

Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
21 December 2021

**APPELLANT STATEMENT**

**REPLACEMENT ROOF FINISH AND ASSOCIATED WORKS  
14 CHURCH LANE, WHALLEY, LANCASHIRE**

This statement is prepared to support the planning appeal for the refusal of Listed Building Consent for the 'Proposed refurbishment of the existing roof finish'

The application was refused on 6 September 2021 (app ref – 3/2021/0369)

The reason for the refusal was stated as follows :-

*The proposed rooflights are incongruous and conspicuous in the prominent stone slate roof and harmful to the special architectural and historic interest and setting of the listed building.*

**We dispute the reason for the refusal and offer our case as follows :-**

The house is a grade two listed building and is a mid terraced property within other similar properties. Historic England within their overview dated 16 March 1986 stated The following :-

*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.*

The proposal shows the removal of the sedimentary grey slate and re-fit existing grey slates to the main house roof and the rear single storey kitchen wing roof including replacing any broken sections as necessary. Works to include new membrane/battens and repairs to the structure as necessary. The proposal demonstrated two new conservation type roof lights (minimum dimensions) inlaid into the roof finish.

The heritage appraisal stated :-

*The insertion of two small roof-lights within the rear pitch would be a very minor and subtle change, which would not harm heritage significance, because the rear elevation contributes only a relatively small amount to significance, and because their size and form would be in keeping with the traditional nature of the roof.*



View from the rear

We request that the planning inspectorate acknowledge the heritage appraisal and support the view that the roof windows are a simple and modest addition to the property and cause no harm to the listing status of the house or affect the character and appearance of the conservation area. It is worth highlighting that there are several examples of conservation type roof windows within the Whalley conservation area.

