

# HERITAGE STATEMENT

**Loft conversion, replacement of rear single glazed wood framed windows with double glazed uPVC and installation of 2 no. rooflights to the rear.**

## SITE CONTEXT

The application site is located on Westby Street, which is within the Lytham Town Centre Conservation Area. The house is a terraced property that forms part of a row of terraces that date back to the 19<sup>th</sup> century. The property has been constructed in red-faced brickwork with a grey slated roof.

## PROPOSAL

The proposed works are very minor and involve replacing the existing single glazed wood framed windows to the rear, conversion of the existing loft space and installation of two rooflights: one over the existing rear extension and one on the rear facing roof slope above the loft.

There is no extension of the property proposed.

All the windows and doors are located to the rear of the property and are not visible from the main street, therefore there will be no impact on the overall street scene.

## PLANNING POLICIES

Section 12 of the National Planning Policy Framework (Conserving and Enhancing the Historic Environment, March 2012) provides the guidance on how the statutory duty is to be put into practice.

Paragraph 131 states that in determining applications, local planning authorities should take account of:

The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation.

### RT ARCHITECTURE

68 PARK VIEW ROAD

LYTHAM, FY8 4JF

Tel: 07984388568

E-mail: rtatham@live.com

Regarding designated heritage assets, Paragraph 132 states that 'great weight' should be given to their conservation and the more important the asset, the greater that weight should be; that significance can be lost through development within its setting; and that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

**Statement of Significance and Impact:**

The external alterations consist only of window modifications, no extension to the property is proposed.

It is considered the proposed alterations, by virtue of the design, colour and proposed locations, will have no detrimental effect on the character of the dwelling and therefore no adverse impact on the wider Conservation Area.