



# Lee Fenton

## Planning Services Ltd

### HERITAGE STATEMENT

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Planning Application

REMOVAL OF EXISTING DWELLING, ERECTION OF COMMERCIAL BUILDING, ENLARGEMENT  
OF CAR PARK & IMPROVEMENTS TO EXISTING SITE ACCESS

at:

THE OLD COAL YARD

HALLGATE LANE

PREESALL

LANCASHIRE

## INTRODUCTION

This heritage statement accompanies an outline planning application for the removal of the existing cottage & erection of a replacement dwelling at Fell View Cottage / The Old Coal Yard.

## Listing Status

Fell View Cottage – not listed



## Details

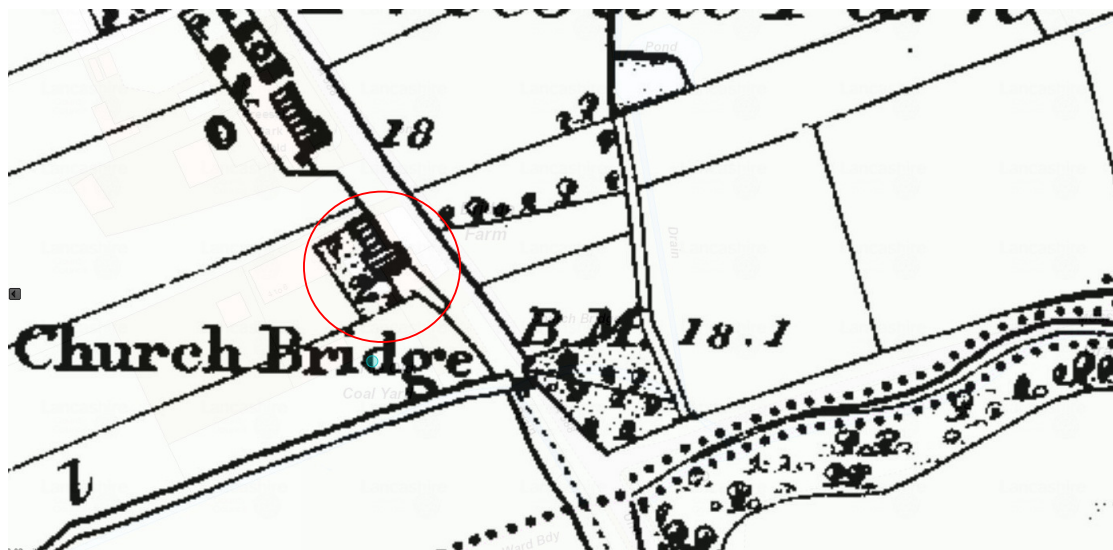
The site is occupied by a two-storey cottage with differing roof heights and an attached long barn fronting onto Hall Gate Lane and which fronts a small industrial area. The building is finished in a painted render and has a slate roof and appears to be in need of renovation. The front roadside boundary is a stone wall to the front of the cottage but open to the barn. There is a closed access on the northern side of the cottage with a field and gate adjacent. To the south side of the barn is a wide access leading to an industrial area consisting of modern two storey brick and clad buildings. To the south side of the access is a parking area defined by frontage trees and hedgerow. Attached to the rear southern corner of the barn is a single storey flat roof extension. There is an area of overgrown garden at the rear of the property.



The house & attached barn, although of age, have little architectural merit. Any original features of the building have since been covered up by the application of painted render to all elevations. The internal spaces are cramped and not conducive with modern living. The building requires a vast amount of financial input & alteration to make it functional as a modern dwelling.



It is acknowledged that the house was present on historic maps and has a history, however the present situation is that the house is surrounded by an employment area and close to a busy A Road. The building is not listed and is already approved under application 19/00784/FUL to be demolished.





Historic value aside, the dwelling is still located amongst a commercial employment site and this brings about it's own amenity issues. In this instance, the existing residential use could be considered a 'non-conforming' use in it's current location. This is a material consideration in the interests of the operational requirements of the adjacent employment area and the residential amenity of the house occupants. Given the house's unique location fronting the existing employment/industrial area, and the amount of work required to the cottage, it is considered the best course of action is to remove the dwelling and dedicate the site to commercial operations. Any previous historic value or architectural interest has been lost through the development of the adjacent employment area and the associated car park & site entrance.

### **Conclusion**

The existing dwelling holds little in the way of historic value or architectural interest. It is in need of modernisation and the applicant is unwilling to spend money on the building due to it's current position and the low standard of residential amenity for any future occupants even after the necessary improvements have been made.

The dwelling is already approved to be demolished under application 19/00784/FUL.

The benefits to highway safety and residential amenity greatly outweigh any heritage arguments in this case. We believe that this proposal would have a positive impact on the area and therefore should be viewed favourably by the local authority.