Heritage Statement

8 Barrington Close, Kirk Langley, Derby DE6 4NB

Property	8 Barrington Close, Kirk Langley, Derby DE6 4NB
Applicants	Mr & Mrs Losh
Proposal	Single-storey rear extension
Existing drawing	A01 A - Existing Elevations & Floor Plan
Proposed drawing	A02 A - Proposed Elevations & Floor Plan
Drawing date	19 November 2026

1 Introduction

This Heritage Statement has been prepared in support of a householder planning application for a single-storey rear extension at 8 Barrington Close, Kirk Langley.

The application property is situated outside the designated Kirk Langley Conservation Area. The purpose of this statement is therefore to provide a proportionate assessment of whether the proposed development would affect the significance, character or setting of the Conservation Area or any nearby heritage assets.

The existing drawing confirms that the property is a modern detached dwelling with an existing rear conservatory. The proposal is to replace and enlarge this rear element with a single-storey garden room extension.

2 Heritage Context

Kirk Langley Conservation Area was designated in 1995 and covers the historic core and associated rural setting of the village. Amber Valley Borough Council identifies Kirk Langley as one of the Borough's designated Conservation Areas.

The Kirk Langley Conservation Area Character Description identifies the historic settlement pattern, rural landscape setting, traditional buildings and open spaces as important components of the area's significance. It also acknowledges that modern development has altered parts of the historic loose-knit settlement pattern. The Barrington Close development is an established area of modern residential development within the wider village setting.

There are several listed buildings within the wider parish, concentrated principally around the historic core, Ashbourne Road and Church Lane. The application property is not a listed building and no designated heritage asset is physically affected by the proposed works.

3 The Application Site

Barrington Close comprises modern residential development which is architecturally and historically distinct from the historic core of Kirk Langley.

No. 8 is a modern semi detached dwelling of conventional suburban form. The existing accommodation includes a projecting rear conservatory. The proposed works are confined entirely to the rear of the dwelling and within the existing domestic curtilage.

The proposal has no effect upon historic fabric and does not involve demolition or alteration of a heritage asset.

4 Proposed Development

The proposed development comprises a single-storey rear garden room extension. The submitted drawings indicate approximately:

- width: 6.40 metres;
- rear projection: 3.00 metres;
- maximum overall height: approximately 3.263 metres;
- eaves height: approximately 2.452 metres.

The external treatment comprises:

- facing brickwork to match the existing dwelling;
- an Ultraframe insulated roof incorporating charcoal Metrotile and glazed sections;
- black PVCu fascia and guttering;
- anthracite external and white internal PVCu windows and doors with toughened glass.

These details are shown on drawing A02 A. The existing arrangement, including the conservatory to the rear, is shown on drawing A01 A.

5 Assessment of Heritage Significance and Impact

The significance of Kirk Langley Conservation Area derives primarily from its historic settlement pattern, traditional architecture, rural setting, historic routes, open spaces and the relationship between the village and surrounding countryside.

The application property does not form part of the designated Conservation Area and is located within an established area of modern residential development.

The proposed extension would:

- remain subordinate to the principal dwelling;
- be located entirely to the rear;
- have no material effect on the public frontage of Barrington Close;
- use materials sympathetic to the existing dwelling;
- retain the established domestic use of the site;
- not remove or alter any heritage fabric;
- not interrupt any identified important view towards or from the Conservation Area;
- not affect the setting or appreciation of any identified listed building.

The scale and position of the extension mean that it would be experienced principally in the context of the existing dwelling and surrounding modern residential development rather than as part of the historic core of Kirk Langley.

There would therefore be no adverse effect on the significance of the Kirk Langley Conservation Area, including any contribution made by its wider setting.

6 Planning Policy

The Kirk Langley Neighbourhood Plan forms part of the statutory Development Plan and was formally made in June 2021.

Policy HER 2 - Protecting the Conservation Area, Listed Buildings and Other Heritage Assets requires development proposals to take account of the character, context and setting of identified heritage assets and important views towards and from them.

The Amber Valley Borough Local Plan 2022-2040 was adopted on 2 March 2026 and now forms part of the development plan for the Borough.

At national level, Chapter 20 of the National Planning Policy Framework requires heritage assessments to be proportionate to the significance of the asset and the potential effect of the development. Development affecting heritage assets should avoid or minimise harm and conserve significance, including any contribution made by setting.

The proposal accords with these principles because it is a modest domestic addition within an established modern residential setting and would not harm the significance or setting of any designated heritage asset.

7 Conclusion

8 Barrington Close lies outside the Kirk Langley Conservation Area and is not itself a designated heritage asset.

The proposed single-storey rear extension is modest in scale, positioned to the rear of the dwelling and designed using materials sympathetic to the existing property.

The proposal would not affect the architectural or historic interest of the Kirk Langley Conservation Area, would not interfere with any identified important views and would not adversely affect the setting of any listed building or other identified heritage asset.

It is therefore concluded that the proposed development would result in no harm to the significance of the historic environment and complies with the relevant heritage provisions of the Kirk Langley Neighbourhood Plan, the Amber Valley Borough Local Plan and national planning policy.

Prepared for planning submission
20 November 2026