

Sedgwick Associates

Chartered Town Planners

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No. 1C Smithy Street, Ramsbottom

HERITAGE STATEMENT

1. The planning application is for the change of use of a tattoo studio to a to a drinking establishment, with the use of the first floor as an office. The building is located on a minor side street, Smithy Street, immediately behind the frontage properties facing onto Bolton Street and forming the main shopping frontage. It is attached to the building currently used by Cardamom Cream.
2. The town centre benefits from the protection to its character and appearance arising from designation of the conservation area, and this creates a duty for the local authority under s.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. This is a statutory duty in addition to the requirement under s.38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.
3. The building is built from local stone as is much of the Victorian development of the town centre and is consistent with the character that led to the town centre being declared a conservation area. It is 2 storeys high and has a pitched slate roof and is in reasonable condition.
4. The building is now vacant. Access is through a shopfront set in an arched entrance, secured with a wrought iron gateway and surround. No physical changes to the elevation are proposed.
5. It is concluded that the application proposal meets the requirement to conserve the character of the conservation area. Its reoccupation by new and beneficial uses on both floors will help ensure that the property is kept in good repair as is essential if it is to continue to contribute to the heritage character of the area into the longer term. There is no heritage reason why the proposed uses should be refused.

Paul Sedgwick
Dip TP MRTPI
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