

Heritage Statement

Installation of Gas Flue and Two Wall Vents

2nd Floor Flat, 22 Holcombe Village, Holcombe, BL8 4LZ

(Located within the Holcombe Village Conservation Area – Not a Listed Building)

1. Introduction

This Heritage Statement is submitted in support of an application for the installation of **one gas flue** and **two external wall vents** to serve the **2nd Floor Flat at 22 Holcombe Village, BL8 4LZ**.

The building is **not listed**, but it is located within the **Holcombe Village Conservation Area**, meaning alterations must preserve or enhance the character and appearance of the area.

In line with **NPPF paragraph 194**, this statement provides a proportionate assessment of the significance of the site and the potential impact of the proposed works.

2. Significance of the Heritage Asset

2.1 The Conservation Area Context

Holcombe Village Conservation Area is characterised by:

- Stone-built cottages and houses of 17th–19th century origin
- Coursed or random rubble walling
- Stone or slate roofs
- Narrow enclosed lanes and intimate streetscape
- Strong rural vernacular character and material coherence

The area derives significance from its traditional building materials, simple architectural forms, and historic layout.

2.2 The Building at 22 Holcombe Village

Although not statutorily listed, 22 Holcombe Village is a **traditional stone-built cottage** typical of the local historic vernacular and therefore makes a positive contribution to the conservation area through:

- Its traditional stone construction
- Its scale, massing and form consistent with historic village development
- Its position within a cohesive run of similar dwellings
- Its contribution to the enclosed streetscene

The building is considered a **non-designated heritage asset** due to its local townscape value.

3. Description of Proposed Works

The proposal includes:

1. **Installation of a small external gas flue** to serve modern heating equipment in the 2nd Floor Flat
2. **Installation of two external wall vents** required for ventilation and safety compliance

Typical specification:

- Small-diameter metal flue
- Minimal projection
- Flue and vents finished in **matt black or dark grey** to blend with the stonework
- Installation located on a **secondary/less prominent elevation**
- Penetrations made through **mortar joints** wherever possible, protecting stone blocks
- All works fully reversible

No additional external alterations are proposed.

4. Assessment of Impact on Significance

4.1 Impact on Building Fabric

The works involve only **very small penetrations** for the flue and vents. They are:

- Localised
- Reversible
- Designed to avoid unnecessary disturbance to masonry (use of mortar joints where possible)
- Not harmful to any architectural features

Conclusion:

Negligible physical impact on the building fabric.

4.2 Visual Impact and Character

- The flue and vents are small-scale and visually recessive
- Colour-matching ensures they blend into the stone background
- Located on an elevation that is not a defining element of the conservation area character
- They do not alter the building's overall appearance, proportions, or massing

Conclusion:

The works will have a **neutral visual impact** and will not harm the character or appearance of the conservation area.

4.3 Impact on the Conservation Area

Given the scale and discreet positioning of the proposed works:

- There is no change to the wider streetscene
- There is no impact on key public viewpoints
- The proposal preserves the overall architectural coherence of the area
- The rural vernacular character remains unaffected

Conclusion:

The proposal **preserves** the character and appearance of the Holcombe Village Conservation Area, in accordance with policy.

5. Compliance with Planning Policy

5.1 Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 requires decision-makers to pay special attention to preserving or enhancing the character or appearance of conservation areas.

Compliance:

The proposal preserves the character and appearance of the Holcombe Village Conservation Area.

5.2 National Planning Policy Framework (2021)

Relevant sections include:

- **Paragraph 199–202:** Protection of heritage significance
- **Paragraph 203:** Assessment of proposals affecting non-designated heritage assets
 - A balanced judgment is required based on the scale of any harm

Compliance:

The proposal causes **no harm** to heritage significance.

5.3 Local Planning Policy – Bury UDP (1997)

EN2/2 – Conservation Area Control

Development is acceptable where it:

- Uses appropriate materials
- Respects scale, form, and character
- Preserves or enhances the area's appearance

Compliance:

The proposal is small, sympathetic, and visually neutral.

6. Conclusion

The proposed gas flue and wall vents at the **2nd Floor Flat, 22 Holcombe Village, BL8 4LZ** are:

- Minor, functional, and well-designed
- Visually recessive and colour-matched
- Reversible
- Low-impact interventions
- Fully respectful of the character of the conservation area

The works will cause **no harm** to the appearance or significance of the Holcombe Village Conservation Area and are fully compliant with national and local planning policy.