

71230 – Little Holcombe House, Lumb Carr Road, Ramsbottom.

Single Storey Side and Rear Extension; Balustrade balcony.

The application site is considered to be a Non-Designated Heritage Asset (NDHA) and is sited with Holcombe Conservation Area (a designated heritage asset).

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in the exercise of their planning functions to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 208 of the National Planning Policy Framework states 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, where appropriate, securing its optimum viable use.

Paragraph 209 of the NPPF states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The Holcombe Conservation Area Appraisal defines the character of the area as:

"Holcombe is characterised by its homogeneity and constitutes a single character area of a rural, pre-industrial agricultural settlement of dispersed hamlets. Although there is slightly denser development focussed around the junction of two historic routes, including the church, the Shoulder of Mutton pub and the school, the same character prevails throughout".

One of the factors that contribute to the character is the widespread use of local building materials, including stone (millstone grit and stone slate, stone setts) and local features such as coal doors and low stone boundary treatments that all contribute to the vernacular built environment of the conservation area.

NDHA –

The building is considered to be a NDHA by virtue of its age, it appears on the Tithe Map of 1842, it represents a period of evolution in Burys' pre-industrial period built environment and is part of a vernacular group of buildings that are a good example of a style of building unique to the local area and which makes a valuable contribution to the character and appearance of the conservation area. As such the application building and the rest of the group possess a high level of local heritage significance.

The proposal would have a direct impact on the building as an extension to it and by virtue of its design and materials which would represent an incongruous development on the building causing harm to its architectural and aesthetic

interest, and in so doing causing a loss of significance in understanding the evolution of pre-industrial development in rural Bury.

Conservation Area –

The proposal represents an incongruous, urbanising and contemporising development in the conservation area. It would not preserve or enhance the character or appearance of the conservation area. As such it would represent less than substantial harm to the significance of the conservation area. It is considered that, as a private dwelling in use and occupied, the proposed development would not represent a public benefit that would outweigh the harm identified to the character and appearance of the conservation area and therefore also its heritage significance.

The proposal would not satisfy the requirement under Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

The proposal would not comply with or be contrary to paragraphs 208 and 209 of the NPPF and would not comply with adopted UDP policies EN2/1-Character of Conservation Areas and EN2/2-Conservation Area Control.

Conservation Officer

25/11/24