



Heritage Statement

14 Lumb Carr Road

P0063 14 Lumb Carr Road

September 2024





Heritage Statement

Single storey rear extension with rooflights following removal of conservatory; replacement roof, windows, doors and rainwater goods to main dwelling.

Internal alterations for conversion into summer studio and replacement roof, windows and doors to outbuilding.

Car port replacement following removal of existing carport

14 Lumb Carr Road, Holcombe, Bury, BL8 4NW.

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1. Introduction

- 1.1 Rachel Ann Lucy Architect have been commissioned by the owners of 14 Lumb Carr Road to prepare a Heritage Statement in support of a planning application submission to Bury Borough Council for a single storey rear extension with rooflights following removal of conservatory; replacement roof, windows, doors and rainwater goods to main dwelling. Internal alterations for conversion into summer studio and replacement roof, windows and doors to outbuilding. Car port replacement following removal of existing carport. The Applicant is Mr & Mrs Mellors.
- 1.2 The application site is located in Holcombe Brook on a terraced row within the Holcombe Conservation Area. The south-east faces Lumb Carr Road where the property benefits from views over fields towards Ramsbottom. The north-west faces Cross Lane with surrounding residential properties. The site includes an existing car port next to 12 Lumb Carr Road.
- 1.3 The primary use of the house is residential. The outbuilding is believed to have had several uses over time yet the current use is unknown. It is proposed to convert the outbuilding to a summer studio for additional space used solely by the main residents during the summer period to make full use of the rear terrace - the details of which will be included within this application.
- 1.4 Limited alterations are proposed to the existing fabric including replacement roof, windows, doors, rainwater goods and rear entrance gates along with a single storey rear extension following removal of existing conservatory.
- 1.5 This Heritage Statement has been prepared to consider potential heritage impacts of the new proposed scheme. As is discussed later in this Statement the key heritage impacts relate to the potential to affect the setting of the Holcombe conservation area and 5 Cross Lane which is a grade II listed building within close proximity to the application site.
- 1.6 5 Cross Lane, a Grade II listed building neighbours the existing residential flat on the site approx. 20m away. The property is a detached cottage set back from road up a steep slope built in the 18th Century. Due to the close proximity to the site & Cross Lane, the proposed alterations may be seen in conjunction with 5 Cross Lane when travelling along Cross Lane/ Lumb Carr Road.
- 1.7 This Heritage Statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site's context. The Statement includes:
 - A description of the application site's location and setting;
 - An overview of the proposed scheme;
 - A summary of the heritage planning policy guidance context;
 - Identification of heritage assets within the vicinity of the application site and an assessment of their heritage significance and setting; and,
 - An appraisal of the potential impact of the proposed scheme on identified heritage assets.

2. The Site and Setting

- 2.1 The application site relates to a residential property on Lumb Carr Road.
- 2.2 The existing building is made from natural stone with natural stone walling and a concrete flag roof. The building consists of 2 main storeys and has a c. 3m level change to the rear garden and outbuilding level with Cross Lane.
- 2.3 The application site is located in the Conservation area of Holcombe to the north of Holcombe Brook, Bury. Holcombe Village and its surroundings were designated a Conservation Area by Lancashire County Council and Ramsbottom Urban District Council in 1970. The designation was confirmed in 1974, following the reorganization of Local Government and the creation of Bury Metropolitan Borough Council. The conservation area was extended in 1978. Part of the Area lies within Holcombe Moor which is owned by the National Trust and the Metropolitan Borough of Bury.
- 2.4 Peel Monument on Holcombe Hill (the unofficial name for the shoulder of the adjacent, higher Harcles Hill) is a local landmark, visible from the south of Bury. Holcombe is a rural area, comprising a series of scattered settlements on steeply rising ground with a small nucleus around the historic road junction where the church and the Shoulder of Mutton Pub are located. The Conservation Area stretches from the northern edge of Holcombe Brook in the south and Higher Barn and Rakes Fold in the north.
- 2.4 Conservation Area Consent is required for the proposals to some buildings or structures within the Conservation Area. Permitted Development Rights for householders are slightly stricter than usual. The applicant has acquired the current development site in order to renovate an outdated property to suit modern living requirements and convert into a forever home whilst matching the surrounding buildings character.

3. The Proposed Scheme

- 3.1 The proposed demolition of the 18thC upvc conservatory provides an opportunity to remove a low value structure from the conservation area that is not a strong contributor to the conservations areas' character and appearance. Our proposal is to remove an inappropriate plastic conservatory attached at the rear and replace it using stone to match the existing along with a traditional slate covered pitched roof. 2 rooflights are proposed and aligned to the existing rear window proportions to provide natural daylighting, responding to sustainable development attributes.
- 3.2 The front windows are to be replaced with timber sash windows in a light colour to enhance the physical appearance of the property from Lumb Carr Road, in keeping with the conservation setting. The front door is to be replaced with a timber style door with stained glass vision panels and painted in a light colour to match the windows further enhancing the conservation setting and improving natural daylighting internally.
- 3.3 The design of the building will complement the surrounding existing grade II listed properties through a common approach to scale, form, and the use of materials. Most of the existing fabric will be retained with minor alterations - respectful to its immediate surroundings.
- 3.4 Proposed changes to the rear include a slightly enlarged footprint in order for the external stone leaf to meet building regulations requirements without impeding on the internal area. New bi-folding aluminium windows match the height of the existing conservatory glazing which meets the line of the external stepped terracing. Glazed aluminium doors provide access to the utility room in the existing detached outbuilding and to the external steps for access to the rear garden and outbuilding. A new slate roof with 2 flush rooflights are also proposed. All fenestration is to be a light colour with existing windows

- either sprayed or replaced to match.
- 3.5 The rear detached outbuilding is to receive new glazed windows & doors along enlarged rooflights installed to replace existing and 3 new additional rooflights proposed. A new slate roof is proposed which will match the existing conservation appearance. Internal alterations are proposed to meet the needs of modern family living. New gates are also proposed to Cross Lane to match existing - all windows, doors and gates are to be a light colour to match the main house.
- 3.6 Vehicular access to the site will remain unchanged from the existing arrangements.

4. The Heritage Planning Policy Context

- 4.1 The heritage planning policy of relevance to the proposal, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications. In this instance the development plan currently comprises of Burnley's Local Plan. Relevant provisions of these documents are discussed later in this section.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.3 The application site is close to a grade II listed building on Cross Lane within Holcombe Conservation Area, which sits alongside 5 Cross Lane (Grade II listed), both accessed & visible off of Cross Lane.
- 4.4 The site itself is currently vacant and has no listing status.
- 4.5 It is not considered that there are any other listed buildings within the vicinity of the site with the potential to be materially affected by the proposed scheme. In determining the planning application it is necessary to consider the impact of the proposal on the setting of the surrounding listed buildings. Section 6 of this report provides an assessment of this heritage impact.

The National planning Policy Framework

- 4.6 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with the latest version published in February 2019. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.
- 4.7 The NPPF applies to all developments and establishes a presumption in favour of economic, social and environmental development, and permission should be granted unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole. For decision taking this means approving development that accords with an up-to-date development plan without delay (Paragraph 11).

- 4.8 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 184 advises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 4.9 Paragraph 189 advises that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 4.10 Paragraph 190 states that 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'
- 4.11 Paragraph 191 states that 'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'.
- 4.12 Paragraph 192 states 'In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness'.
- 4.13 Paragraph 193 states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.
- 4.14 Paragraph 194 states 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.
- 4.15 Paragraph 195 states that 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a. the nature of the heritage asset prevents all reasonable uses of the site; and
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use.

- 4.16 Paragraph 196 states that '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'.
- 4.17 Paragraph 197 states that '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'.
- 4.18 Annex 2 of the NPPF provides a glossary of key terms which are relevant to this application. 'Significance' is defined as: 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.
- 4.19 'Setting of a heritage asset' is defined within Annex 2 as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

National Planning Practice Guidance (NPPG)

- 4.20 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.
- 4.21 It states 'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'.
- 4.22 In relation to setting of a heritage asset NPPG states 'All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.
- 4.23 The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.
- 4.24 The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.
- 4.25 When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation'. (Paragraph 013 Reference ID: 18a-013-20190723).

Historic England Guidance

- 4.26 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance:

Historic England Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment

- 4.27 Published in March 2015, this document provides guidance on assessing the significance of heritage assets, using appropriate expertise and heritage recording.

Historic England Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets (2nd edition)

- 4.28 First published in March 2015 and updated in December 2017, this document provides guidance for managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes.

Historic England: Conservation Principles Policies and Guidance

- 4.29 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

- 4.30 Published in October 2019, this advice note covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

Local Planning Policy Guidance: Burnley's Local Plan

Bury's Unitary Development Plan

- 4.31 Bury Council's Local Plan sets out the Council's overall strategy for development allocating sites for development and change needed to realise the Council's vision for the Borough for the next 20 years or so. It includes policies relating to economic, social and environmental issues and how these will shape the future of Bury. The key heritage policy of relevance to the proposal is: Policies EN2 which advises that all new development must take account of surrounding building styles, landscapes and historic distinctiveness. It goes on to state that all developments must demonstrate how they will complement and enhance the existing features of historic significance including their wider settings, in particular in relation to conservation areas, listed buildings and other identified heritage assets.

5. Heritage Assets and their Significance

- 5.1 The application site is within the Holcombe conservation area in close proximity 5 Cross Lane (Grade II listed) and viewed from Cross Lane.
- 5.2 The grade II listed building is indicated on the diagram below (see figure 5 below). It is considered that the only designated heritage assets with the potential to be affected by the proposed scheme are 5 Cross Lane.



Figure 5: Plan identifying listed buildings in relation to the site

- 5.3 Consideration of the heritage significance of the site at 5 Cross Lane is provided below. The assessment is made against criteria set out by the publication 'Conservation Principles: Policies and Guidance' (EH 2008) which suggests a number of criteria which will assist in the recognition of heritage values in the historic environment. These are:
- Evidential Value - which derives from the potential of a place to reveal evidence about past human activity.
 - Historical Value - which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
 - Aesthetic Value - which derives from the ways in which people draw sensory and intellectual stimulation from a place. This may include Design Value relating to the conscious design of a building and embracing composition, materials, decoration or detailing and craftsmanship.

- Communal Value - which derives from meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory draw sensory and intellectual stimulation from those. Communal values are closely bound up with historical and aesthetic values but tend to have additional and specific aspects which may be commemorative or symbolic or social. Compared with other heritage values social values tend to be less dependent on the survival of historic fabric and may survive the replacement of the original physical structure so long as its key social and cultural characteristics are maintained.

5.4 In making the assessment of significance regard has been had to available documentary information on the history of the buildings, including historic photographs and plans which are provided at Appendix 2 and 3 respectively. Analysis is also provided of the contribution that the setting of the building makes to the heritage significance of the asset.

Heritage Significance of 5 Cross Lane

5.5 North of the site against the boundary to Cross Lane is 5 Cross Lane which is grade II listed denoting the building as being of nationally significant historical and architectural interest. Evidence in the form of architectural design and building materials tentatively place the construction of the house, built in c.18, the exact date and building designer is not recorded.

C18. Detached cottage set back from road up steep slope. Rubble in shallow, diminishing courses. Flush quoins. 2 windows with splay mullions, 4-height on right, 3-light on left upstairs but 2-light below (with mullion removed and sill lowered); drip-moulds on ground floor. Off-centre door with flush surround. Wooden gutter on corbels. Brick gable stacks.

Evidential Value

5.6 The evidential value is low. The building provides evidence of the appearance and form of an C18 purpose-built house. Although its history and development is relatively well-known, there is limited potential to accrue new information from further investigations of the building/site.

Historical Value

5.7 The historical value is medium. The building is part an early scatter of settlements in Holcombe, displaying significant regional vernacular constructional characteristics, and retains most of its original historic fabric and structure.

Aesthetic Value

5.8 The aesthetic value is medium. The building is of C18 stonework with decorative stone dressings.

Communal Value

5.9 The communal value is low. The house is a private residence.

Contribution of Setting

5.10 5 Cross Lane is set back over 8m from Lumb Carr Road frontage and sits within stone walled boundaries. The boundary is a c. 1.6m high stone wall. There is a c. 3m level change level with Cross Lane to the rear.

5.11 The stone character of the property makes a positive contribution to the significance of the listed building. The position of the building within the site and away from Lumb Carr Road frontage generally

means views of the building from main routes are maintained.

- 5.12 In terms of the wider setting of the site the property, stone buildings are scattered around the site consisting of mainly residential uses with a few commercial stone properties reflecting Holcombe's past.

6. Heritage Appraisal

- 6.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on their significance and setting.
- 6.2 When assessing potential heritage impacts associated with the scheme, this is limited to potential impact on the significance and setting of the Holcombe conservation area. An assessment of these potential impacts is considered under the headings below.

Potential Impact on the Significance and Setting of The Holcombe Conservation Area

- 6.3 The proposed scheme has the potential to affect views of 5 Cross Lane. It is considered that the key views are looking along Wiseman Street (identified by figure 6.1 below).

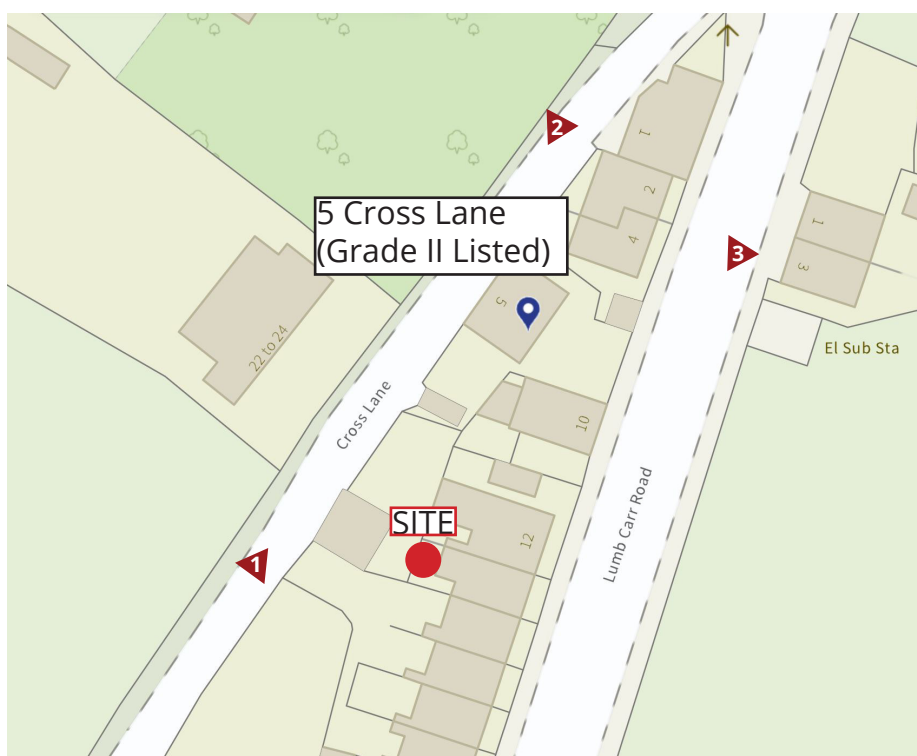


Figure 6.1: Plan identifying key viewpoints



Figure 6.2: Viewpoint 1 looking north along Cross Lane past the application site

- 6.4 From this viewpoint the proposed development site can be seen largely as existing. The proposed changes at this level include replacement gates to match existing in light colour and enlarged rooflights flush with slate roof. The chimney and stone boundary wall will be retained.

This viewpoint demonstrates that the view of 5 Cross Lane will largely stay as existing and will not be affected and that there will be **no impact** on views of the Holcombe conservation area.



Figure 6.3: Viewpoint 2 looking south along Cross Lane - Site to the rear of Grade II Listed property

- 6.5 From this viewpoint the proposed development site can be seen in the distance. The proposed changes at this level include replacement gates to match existing in light colour and enlarged rooflights flush with slate roof. The chimney and stone boundary wall will be retained.

This viewpoint demonstrates that the view of 5 Cross Lane will not be affected and that there will be **no impact** on views of the Holcombe conservation area.



Figure 6.4: Viewpoint 3 looking south along Lumb Carr Road with Site in the distance

- 6.6 From this viewpoint the proposed development site can be seen in the distance behind 5 Cross Lane. The proposed changes at ground level are replacement window, door, roof and rainwater goods and will be viewed in the distance alongside 5 Cross Lane. The majority of the existing fabric is retained with proposed changes minor.

This viewpoint demonstrates that the view of 5 Cross Lane will largely be as existing and will therefore not be affected and that there will be **no impact** on views of the Holcombe conservation area.

Summary of Impact on 5 Cross Lane

- 6.8 This section has considered the potential impact of the proposed development on the significance and setting of 5 Cross Lane, considering the potential for key views to be affected as well as the impact on the general landscape and wider environment in which the listed buildings are experienced. The proposal does not impact on the landscaped setting of the Holcombe conservation area, nor will it block or prevent any key views. Where the proposed development will be viewed within the context of the conservation setting, the scale, massing, appearance and detailed design of the proposed alterations to the existing building are minimal which will ensure that it is a positive addition that will contribute to the ongoing regeneration of the area. In terms of planning policy it is therefore concluded that the proposal will comply with the relevant heritage policy of the NPPF and Core Strategy Policy EN2.

Summary and Policy Assessment

- 6.9 This section has considered the potential impact of the proposal on the setting and significance of the designated Holcombe conservation area setting on 5 Cross Lane which is regarded as a heritage asset. The assessment has found that the proposed scheme will be a positive addition to the area and Cross Street. It involves minimal alterations to the existing building to convert it into a modern residential property with a scheme of high quality design which will contribute to the ongoing regeneration of the area. The scheme will not obstruct any key views of 5 Cross Lane, nor will it affect the historic layout of the area.
- 6.10 In policy terms it is not considered that the proposal will result in any harm to the setting and significance of the Holcombe conservation area setting or 5 Cross Lane therefore satisfying relevant heritage policies of the NPPF and Core Strategy Policy HE2. Were it to be considered that the proposal did result in some harm to the heritage assets then the magnitude of any impact could only reasonably be considered to amount to very low. Such a low level of impact could be considered against the test of Paragraph 196 of the NPPF which states that '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'. The proposed development will deliver a series of important social and economical benefits which it is considered would clearly and comprehensively outweigh any heritage impact that could possibly be attributed to the proposal.

7. Conclusion

- 7.1 This Heritage Statement has considered the potential heritage impact of a proposal for a conversion of an existing building to create an open plan living arrangement to the main house and additional accommodation by conversion of existing outbuilding to provide summer studio accommodation for the users of the main house to provide accommodation at the higher garden level to improve access and living conditions.
- 7.2 The Statement has considered the significance and setting of 5 Cross Lane which is grade II listed.
- 7.3 It is concluded that there will be no adverse impact on the setting or significance of this building. Were some harm to be identified then this could only be regarded as being of a very low magnitude and would be outweighed by the substantial social & economical benefits associated with the proposal. On this basis the proposal is therefore consistent with relevant national and local planning policies set out within Section 4 of this Statement. Rachel Ann Lucy Architect is therefore pleased to provide this Heritage Statement in support of the planning application and recommend that planning permission is granted from a heritage perspective.

Appendix 1: Planning History

Application Ref	Description of Development	Decision Date
02/39066	CONSERVATORY AT REAR INCLUDING ENCLOSURE FOR STAIRCASE	Withdrawn Thu 23 May 2002
02/39264	CONSERVATORY AT REAR (REVISED PLANS)	Wed 24 Jul 2002

Appendix 2: Historic Plans



Above: Historical Map - 2000



Above: Historical Map - 2005



Above: Historical Map - 2017



Above: Historical Map - 2020



Rachel Baldwin
Principal

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