



TOWN PLANNING

October 2025

Heritage Statement

29 Park Road, Ramsbottom, Bury, BL0 9RZ

*Installation of wall mounted EV charging pod to front
elevation*

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1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by BH Town Planning (hereafter referred to as 'BHTP') on behalf of Damien Corbishley ('the Applicant') in support of a householder planning permission application for works at 29 Park Road.
- 1.2 The planning application is in relation to 29 Park Road, Ramsbottom, Bury, BL0 9RZ ('the Site') which falls within the Holcombe Conservation Area.
- 1.3 This Heritage Statement provides an assessment of the significance of the heritage assets and conservation area and the potential impacts of the proposed development on them and their setting.
- 1.4 The purpose of Heritage Statements is set out in paragraph 207 of the National Planning Policy Framework (NPPF) (2024), which states:

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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

2 EXISTING SITE AND AREA

- 2.1 The existing property comprises of a two-storey Victorian mid-terrace house over ground and first floors set within a small plot. The property is within a private and isolated setting towards the end of Park Road which is a private unadopted road located off Bolton Road West (A676).
- 2.2 There are no listed buildings within close proximity to the site and 29 Park Road has no notable features of architectural significance.



Figure 1 - Street scene of property frontage (on the left with the red door)

- 2.3 The application site is just within the Holcombe Conservation Area, but makes no noticeable contribution to the setting of the area.

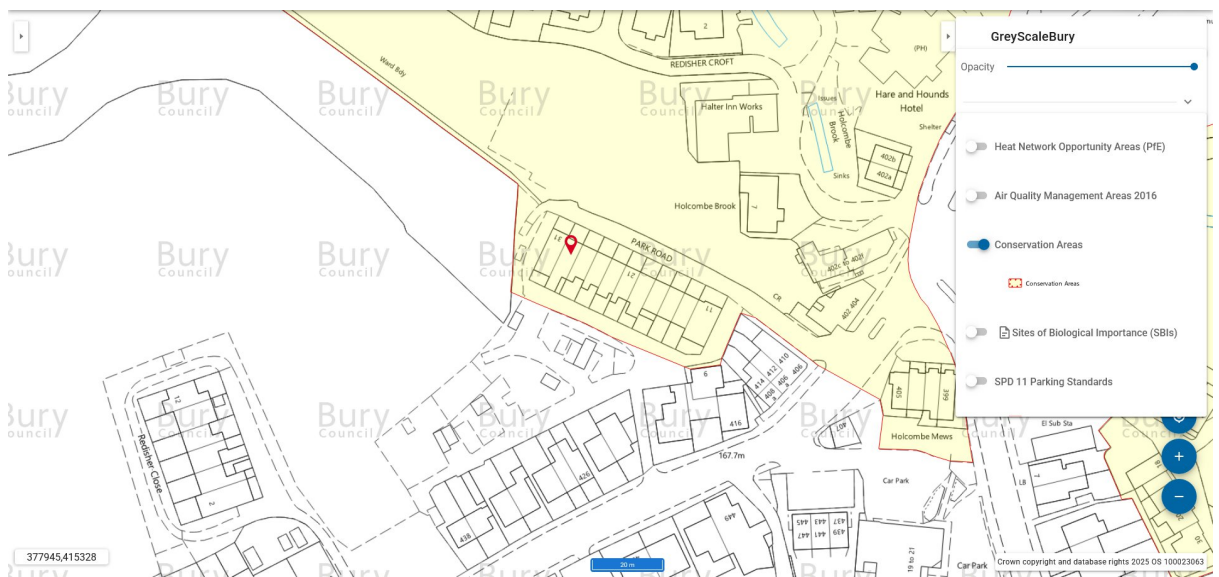


Figure 2 - Site Location in relation to Conservation Area

SURROUNDINGS

- 2.4 The existing terrace of properties are relatively plain in terms of features with rough external render and plain tiled roofs. Some of the properties within the terrace have sashed fenestration, however most of the windows within the terrace have been replaced with modern uPVC and missing any sash features. The properties at both ends and the middle property of the terrace are 3-stories with gabled fronts.

- 2.5 There is a belt of mature trees and vegetation which fronts the terrace and screens the properties from the surrounding area, whilst also separating them from the rest of the conservation area.

CONSERVATION AREA

- 2.6 The conservation area includes the upper valley settlement of Holcombe Village a number of small agricultural hamlets and groups of stone buildings which are all typical of the West Pennine Moor area.
- 2.7 The form of Holcombe Village is virtually unique in the area as it provides an example of a pre-industrial settlement almost untouched by recent development. The conservation area includes a number of important listed buildings including the landmark building of Peel Tower which dominates the landscape and the northern part of the Borough.
- 2.8 The conservation area lies on the east facing slope of Holcombe Hill overlooking the valley of the River Irwell. The area has been settled at least since the early medieval period with a largely agricultural economy, although with some small scale quarrying. The resulting landscape form is one of great aesthetic value.
- 2.9 Holcombe was given an article 4 direction by the Council to remove permitted development rights in the Holcombe conservation area. This order was confirmed by the Council on 7th September 2016 and came into force on the 31st July 2017. On review, the Article 4 direction does not remove the permitted development right to install an electrical outlet for recharging vehicles permitted by Class D of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2.10 As the property does not have an area lawfully used for off-street parking, it is unable to benefit from Class D of the Order.

3 PROPOSED WORKS

- 3.1 The Proposed Development comprises an application for householder planning permission for the installation of a small EV charging pod to the front elevation of the property. The pod would be in the space between the front door and ground floor window.

4 ASSESSMENT OF HARM

- 4.1 The EV charging pod is very small and would have an appearance comparable to a modern doorbell and be unnoticeable in most instances. As a result, it would not cause any harm to the conservation area.