

68288 and 68289 Planning and Listed Building Consent – Grants Arms, Market Place, Ramsbottom

Proposed change of use from existing public house (Sui Generis) to veterinary practice (Class E)

The application site together with No.7, 9 and Market Chambers is a Grade II Listed Building and is within Ramsbottom Conservation Area.

Dating from circa 1828 the building has symmetrical classical front of ashlar. Three storeys. Four sash windows on each level with top opening lights. Tuscan half-columns to doorway. Clock on top storey, sill bands, quoins and a slate roof. Older rear wing, which is the application site, possibly 18th century in origin, rendered brick, with slate roof and arched doorway with imposts. Included as part of central Ramsbottom group it has a group value with the other listed buildings surrounding Market Place as such is a strong contributor the character and appearance of the conservation area.

The buildings' heritage significance is derived from its architectural aesthetic in its plain classical form, its group value within the conservation area and its historical interest with regard to the Grant brothers. The front part of the building has already been adapted internally into an office use as has the rear part in regard to its alterations to form the dining and lounge areas to the former use. It is therefore considered that the interior of the building contributes little to its significance. There are no external alterations proposed.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which require decision makers to have special regard to the desirability of preserving a listed building or its setting or any feature of architectural or historic interest it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building.

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 199 of the National Planning Policy Framework (NPPF) 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.

Paragraph 200 of the NPPF 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.

Paragraph 202 of the NPPF 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.

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The change of use is acceptable as it would have no further impact on and would preserve the character and appearance of the conservation area. The proposed railing at the rear would be a positive feature replacing the timber panel fence.

The proposed adaptation of the building includes the removal of some internal walls. However the internal plan form would still be legible by virtue of retained piers from the removed sections of walls

The proposal would comply with Bury adopted policies EN2/1-Character of Conservation Areas, EN2/2-Conservation Area Control and paragraphs 199, 200 and 202 of the NPPF.

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The proposed internal adaptation to facilitate the change of use is considered acceptable as the building has already been significantly adapted and its significance is derived from its external architectural aesthetic and historic interest. As such it would not harm the significance of the building.

The building contributes as part of the group value of Market Place, nearby listed buildings and the character and appearance conservation area.

The proposal would comply with Bury adopted policies EN2/3-Listed Buildings and would be contrary to paragraphs 199, 200 and 202 of the NPPF.

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Conservation Officer

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