

VARIATION OF CONDITION
APPLICATION
CONSERVATION AREA

FOR RENOVATIONS AND
REFURBISHMENT

OF

10 LUMB CARR ROAD
HOLCOMB
RAMSBOTTOM
BL8 4NW

ON BEHALF OF
DIVIDE PROFIT LTD

HERITAGE STATEMENT
DATED: NOVEMBER 2024
REVISED JUNE 2024

SUBMITTED BY NORTHERN DESIGN (OLDHAM)
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1.0 – THE SITE

1.01 – The property is a detached cottage which has been empty for some time and was purchased by the applicant in October.

The property was in a serious state of disrepair and covered in Ivy which has compromised the stonework and external fabric of the dwelling.

1.02 - The roof has been relayed on the front with Natural Blue Slates and the rear has Natural Stone Slates.

1.03 - The external stone work has been rendered with sand cement render and has had a detrimental effect on the structure and integrity of the stonework.

2.0 – CONSERVATION AREA

2.01 – The site is within Holcomb Conservation Area 1974

A Conservation Area is defined as an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a Conservation Area increases control over minor development and protects trees within its boundaries.

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 reorganisation 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.

3.0 – PROPOSALS

3.01 - The proposal is to fully renovate the property with a new loft conversion to provide extra accommodation.

3.02 - Within these proposals it will be necessary to relay the roof to provide breathable felt and new timbers to replace broken and rotten ones within the existing roof structure.

The new roof will have a conservation style rooflight and both front and rear roofs will have Natural Blue Slates to match most of the properties within the Conservation Area.

3.03 - FRONT ELEVATION

The proposal was to remove the render to allow stone repairs and repoint. During construction it was discovered that the stone was in a poor condition and the lintel over the window was concrete.

The work carried out was to provide 3 coats of Lime Wash to allow the building to breathe in the traditional manner

The Lime wash was carried out to all elevations.

3.04 - The property had a rear timber framed extension which requires removal for safety reasons as the timber is rotten.

3.05 - The internal layout will remain the same with the addition of new staircase into the loft conversion.

3.06 - The existing UPVC windows will remain.

3.07 - The stone flags will be removed and area gravelled to allow self draining

4.0 - HERITAGE STATEMENT

This statement has been prepared in support of a planning application for the Renovation and Refurbishment of a existing dwelling (within a Conservation Area).

It has been written in accordance with paragraph 200 of the Section 16 of the National Planning Policy Framework (NPPF), which states: -

200. 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.

The existing dwelling is in a poor state of repair and the level of work required is significant to ensure a stable fabric and watertight dwelling.

The work will be carried out in accordance with good practice as not to be detrimental to the Conservation Area. The use of natural materials and the reinstatement where possible of existing materials will enhance the conservation area.

The works to the external appearance will provide a positive intervention for a dwelling that was of becoming in danger of collapse.

This Heritage Statement has been written with the level of detail proportionate to the scale and impact of the proposed development. The proposal is for a renovation of a existing building. The materials specified will match existing and will not adversely impact the Conservation Area.

The proposal also provides a new future for a building in danger. It will also provide a positive impact on the Conservation Area.

5.0 - CONCLUSION

5.01 - The Variation of Condition covers the work to the Front Elevation, UPVC windows and Gravel driveway.

5.02 - Photos showing the condition of the existing stone.







