

67485 – The Coach House, Foot o’ Th’ Rake, Ramsbottom

Erection of wooden slatted fence on top of existing stone wall to the side of the property adjacent to The Rake

The development has been carried out and is within Ramsbottom Conservation area.

The boundary treatment on which the closed boarded timber fencing is sited on is constructed from natural random coursed stone. The site is on a slope and the highest part of the existing stone wall is approximately 2.30m above the existing ground level with the fence a further 1.80m above that at its highest point. The wall acts as a retaining wall.

The character of this part of the conservation area is set out in the Ramsbottom Conservation Area Appraisal. Inter alia:

- The distinctive character of this area derives from the steep topography, which has led to the building of flights of steps and steep alleyways linking the terraces and gardens.
- The houses range from two to four storeys, built on steeply rising ground.
- The area is tightly-knit with a predominately dense, intimate feel, interspersed with a few larger gardens that provide the setting for larger villas.
- Substantial retaining walls mark dramatic changes in level and provide excellent viewpoints over the valley and wider countryside.
- The topography also creates a layered effect; on Douglas Street, for example, the four-storey houses overlook lower houses on Eccles Street and near to Tanners Street.
- Domestic gardens contribute significantly to the character of the area.

Such is the character of this part of the conservation area. Its boundary treatments provides an homogeneity of vernacular stone construction which is a strong contributor the special distinctiveness, character and appearance of the conservation area.

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 NPPF requires that 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 202 of the NPPF requires 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 conservation area is characterised in part by its boundary treatments built from local stone. They represent a strong vernacular presence and together with their homogeneity throughout the conservation area represent a strong contributor to the special character and distinctiveness of the conservation area.

The proposed development, by virtue of its design and materials would represent an incongruous feature within the conservation area. It would be at odds with the setting of the conservation area and vernacular built form. It would also represent a utilitarian feature within the conservation area which would be at odds with its special character and appearance. As such the proposal would represent less substantial harm to the character and appearance of the conservation area and would not represent a public benefit that would outweigh the harm identified. Therefore, the proposal would neither preserve nor enhance the character and appearance of the conservation area.

The proposal would not satisfy the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in the desirability to preserve or enhance the character and appearance of the conservation area or comply with the following paragraphs of the National Planning Policy Framework: 194, 199, 202, 206.

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Conservation Officer

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