

**72100 – The White Rabbit, 13 Peel Brow, Ramsbottom, Bury.**

**Retention of timber outbuildings for use as outdoor bar/seating areas and pizza bar.**

The application site is within, although on the periphery, of Ramsbottom conservation area.

The structure is linear in planform, timber built and low single storey level with a flat roof. It has the appearance of a simple 6 bay construction and is reminiscent of an agricultural type building or stables.

This similarity in building typology does not harmonise with the architectural grain of that part of the conservation area which is characterised by vernacular stone built dwellings. It is not within a rural part of the conservation area.

Together with its operational paraphernalia consisting of artificial grass, umbrellas and fence banners the visual impact of the structure would not preserve or enhance the character or appearance of that part of Ramsbottom conservation area as required by section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 – *"In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"*.

The structure does not relate well visually to the main public house and from a preservation or enhancement point of view the structure represents an alien feature that should be re-constructed or altered to better harmonise with its architectural surroundings to at least preserve the character and appearance of that part of the conservation area.

Conservation Officer

2/9/25