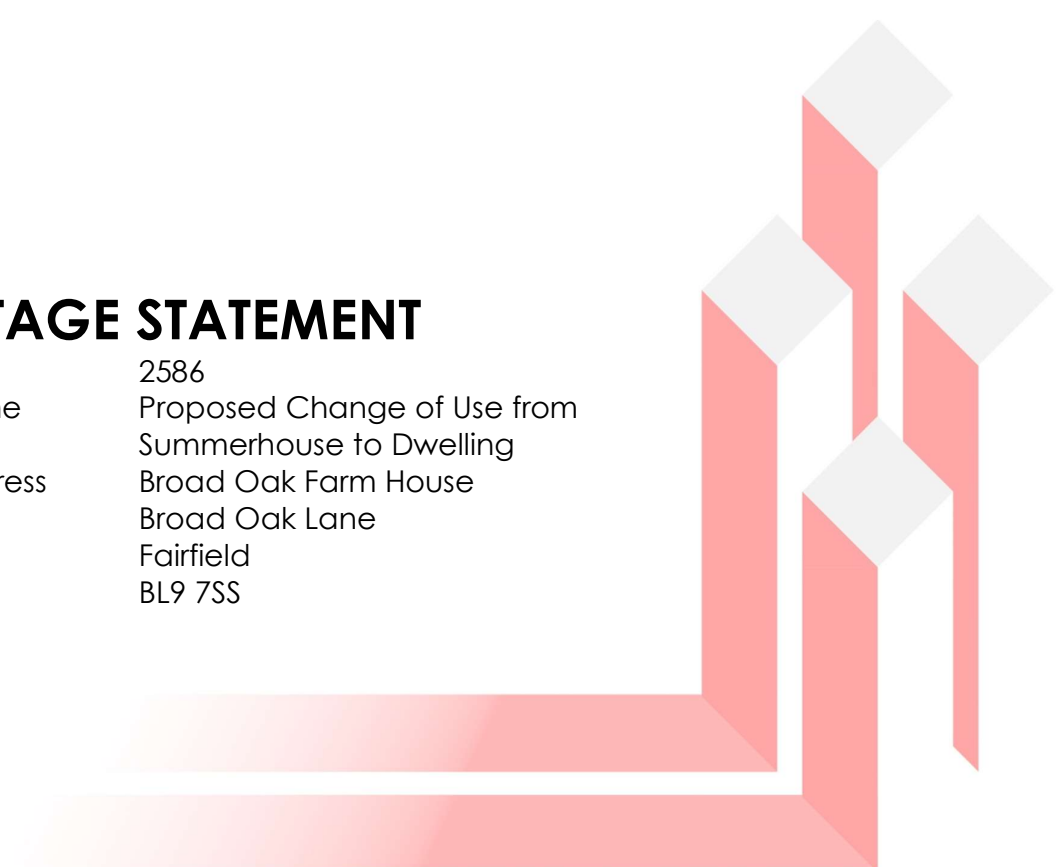


HERITAGE STATEMENT

Job No.	2586
Job Name	Proposed Change of Use from Summerhouse to Dwelling
Job Address	Broad Oak Farm House Broad Oak Lane Fairfield BL9 7SS



1. Introduction and Policy Context

This Heritage Statement has been prepared in support of a planning application for the change of use of an existing summerhouse to form one residential dwelling within the curtilage of Broad Oak Farm House, Broad Oak Lane, Bury.

The proposal affects the setting of a Grade II listed building and the statement has therefore been prepared in accordance with the following legislative and policy framework:

- Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990
- Paragraphs 199–208 of the National Planning Policy Framework (NPPF)
- Saved Policy DM28 (Heritage Assets) of the Bury Unitary Development Plan
- Saved Policy DM2 (Design Principles) of the Bury Unitary Development Plan
- The emerging Draft Bury Local Plan, which continues the Council's objective of conserving and enhancing the historic environment, albeit carrying limited weight at this stage.

The assessment is proportionate to the modest scale of the proposal and the level of potential heritage impact.

2. Site Description and Context

Broad Oak Farm House is located on Broad Oak Lane in a semi-rural part of the borough. The site comprises the listed farmhouse and its surrounding curtilage, including ancillary structures, garden areas and landscape features which together form the setting of the heritage asset.

The proposal relates specifically to an existing summerhouse building located within the curtilage. The summerhouse is of modern origin, is physically and visually separate from the listed building, and does not form part of its historic fabric.

3. Heritage Asset Affected: Broad Oak Farm House (Grade II Listed Building)

Broad Oak Farm House is an early 17th-century stone farmhouse listed for its architectural and historic interest as a surviving rural dwelling associated with historic agricultural use.

The development proposals do not involve any works to the listed building itself. As such, the consideration is confined to the effect of the proposal on the setting of the listed building.

4. Significance of the Listed Building

Architectural Significance

- Traditional farmhouse form, proportions and materials.
- Use of local stone and vernacular detailing characteristic of historic buildings in the Bury area.

Historic Significance

- Association with the historic development of agriculture and rural settlement.
- Illustrates the evolution of a farmstead within its landscape.

Setting and Contribution to Significance

The setting contributes to significance by:

- Allowing the farmhouse to be clearly understood as the principal and dominant historic structure.
- Maintaining a hierarchy between the listed building and subordinate ancillary structures.
- Retaining an open, semi-rural character that reflects its historic function.

5. Description of the Proposed Development

The proposal seeks planning permission for the change of use of the existing summerhouse to form a single self-contained dwelling.

The scheme involves:

- Retention of the existing footprint, height and massing.
- Limited external alterations only where necessary to facilitate residential use.
- No extensions, demolition or alteration of the listed building.

6. Impact on Heritage Significance

Impact on the Listed Building

There will be no direct impact on the fabric, structure or architectural interest of Broad Oak Farm House.

Impact on the Setting

- No additional built form is introduced within the setting.
- The summerhouse remains clearly subordinate in scale and appearance.
- Key views, spatial relationships and the historic hierarchy of the site are preserved.
- The rural and domestic character of the curtilage is maintained.

In accordance with saved Policy DM28 and the NPPF, the proposals are assessed as causing no harm to the significance of the listed building or its setting.

7. Design Principles and Policy Response

Saved UDP Policy DM2 – Design Principles

The development reflects good design practice by:

- Respecting the established scale and hierarchy of buildings.
- Ensuring layout and access do not detract from the listed building.
- Using modest and sympathetic alterations appropriate to the setting.

Emerging Draft Bury Local Plan

The Draft Bury Local Plan continues to promote the conservation of the borough's historic environment and supports development that preserves heritage significance and responds positively to local character. Although unadopted and carrying limited weight, the proposal accords with its overarching heritage objectives by conserving the significance of a designated heritage asset and avoiding unnecessary development within its setting.

8. Heritage Balance (NPPF Paragraphs 199–208)

In accordance with paragraphs 199–208 of the NPPF, the potential effects of the proposal on the significance of the designated heritage asset have been considered.

The proposals result in no harm to the significance of Broad Oak Farm House or the contribution made by its setting. The scheme avoids physical and visual harm, retains the historic hierarchy of the site, and conserves its rural character.

In addition, the development delivers clear benefits, including:

- The efficient reuse of an existing building.
- Avoidance of new development within the setting of a listed building.
- Provision of a modest residential unit without encroachment onto undeveloped land.

Even if a very low level of less than substantial harm were identified, which is not accepted, such harm would be clearly outweighed by these benefits.

9. Conclusion

This Heritage Statement demonstrates that the proposed change of use:

- Complies with Section 66(1) statutory duties.
- Preserves the significance of a designated heritage asset in line with saved Policy DM28.
- Is supported by sound design principles under saved Policy DM2.
- Aligns with the objectives of the emerging Draft Bury Local Plan.
- Is consistent with national policy contained within the NPPF.

The proposal is therefore considered acceptable in heritage and planning policy terms.