

69702 – Unit 1-2, Halter Works, 11 Redisher Croft, Ramsbottom.

Demolition of existing industrial buildings and erection of 3 no. detached dwellings.

The application site is within Holcombe Village 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 National Planning Policy Framework (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 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.

Paragraph 197 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

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Paragraph 206 of the NPPF states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 207 of the NPPF states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the

significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 134 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The National Design Code - Planning practice for beautiful, enduring and successful places sets out the long-standing fundamental principles for good design that are: fit for purpose, durable and brings delight.

The units proposed to be demolished as part of the proposal represent a negative feature within the conservation area which neither preserves or enhances its character or appearance. Their removal would represent an improvement. This would represent an opportunity to preserve and further enhance the character and appearance of Holcombe Village Conservation Area with a development of design, materials, scale and massing that would preserve and enhance the character and appearance of the conservation area and better contribute to its significance.

The design of the proposed two/three storey dwellings would represent a contemporary design which would be incongruous to the vernacular form, design and materials of existing historic dwellings within the conservation area characterised by low two storey, natural stone and slate, rectilinear planform with uniform fenestration patterns (7-9 Redisher Croft adjacent to the application site).

In contrast, the proposed use of artificial slate, reconstituted stone, front door canopy and the front piked gable at almost three storey level would not preserve the character and appearance of the conservation area. Also the height of the of

the proposed dwellings would create an unacceptable scale, size and massing in that part of the conservation area which would not preserve its character or appearance. The front projection and pike and front door canopy should be removed from the design, the proposed dwellinghouses should be reduced in height to a genuine two storey level and natural, local materials where possible should be used.

As it stands, the proposal would not preserve or enhance the character and appearance of the conservation area and as such would represent less than substantial harm to the significance of the conservation area without any identified public benefit. As such the proposal would either be contrary to or not comply with the NPPF policies listed above and would not align with the design objectives for beautiful places in the governments National Design Code.

Mark Kilby PGDip (Building Conservation & Adaptation)

Conservation Officer

Revised Comments.

The applicant has responded to the above with revised plans for the size, scale, design and materials for the proposed dwellings. The proposed dwellings will be finished in natural stone and slate, the height has been reduced and the inappropriate architectural features referred to above have been deleted from the scheme. The proposal would now represent the simple vernacular form and materials of the historic dwellings that contribute to the character and appearance of the conservation area. The proposal would now comply with the NPPF policies referenced and would align with the objectives of the governments National Design Code and the Holcombe Village Conservation Area Appraisal and Management Plan. As such the proposal would have a neutral impact and so would preserve the character and appearance of the conservation area.

Mark Kilby PGDip (Building Conservation & Adaptation)

Conservation Officer

3/11/23.