

## **70672 – 72 Nuttall Lane, Ramsbottom.**

### **Front porch; dormer extension at rear and alterations to fenestration.**

The application site is not a listed building or a Non-Designated Heritage Asset but is sited within Ramsbottom 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 205 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 208 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.

Ramsbottom Conservation Area Appraisal describes the general character of this part of the area:

*"Lower building densities along the south part of Bolton Street, and on Bury New Road and in parts of Tanners ensure that domestic gardens make a significant contribution to the character of these areas. The spatial character of a residential street is often an indication of its historic status; the simplest workers' housing was densely built up to the back of the pavement with no more than a rear yard, such as in St Paul's Street, and there is an example of the former back-to-back cottages off Nuttall Lane. Better quality and later terraced housing was built with narrow front gardens behind low walls; for example on Peel Brow and Crow Lane. Higher status houses had extensive garden areas such as the stone villas on Bury New Road".*

There are no objections on heritage conservation grounds to the proposed front porch and proposed alterations to the rear elevation.

For the avoidance of doubt the applicant claims a precedent has been set by box dormer on the rear roof slope at No.58 Nuttall Lane. There is no precedent in the planning process as each case is assessed on its own merits. It should also be noted that the dormer has been built without the benefit of planning permission.

The proposed rear dormer does represent an incongruous architectural feature within that part of the conservation area and would neither represent a traditional or historic architectural feature. Its visibility would not just be restricted to the street scene of Nuttall Lane. As such as an incongruous feature the proposed dormer would not preserve or enhance the character or appearance of the conservation area and therefore represent less than

substantial harm, within the terms of paragraph 208 of the NPPF. The applicant has not identified the harm caused by the proposed dormer and therefore has not advanced any public benefit that would outweigh that harm.

The proposed dormer would not therefore be acceptable in heritage conservation terms as it would either not comply with and be contrary to Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, paragraphs 205 and 208 of the NPPF and adopted UDP policies EN1/1 – Visual Amenity, EN1/2 – Townscape and Built Design, EN2/1 – Character of Conservation Areas and EN2/2 – Conservation Area Control.

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Conservation Officer

10/6/24.