

In Pre-App 02834/e it was indicated that a new steel shop front matching the existing shop front would be acceptable within that part of the conservation area. The comments from Ramsbottom Heritage Society have referred me back to the Ramsbottom Conservation Area Appraisal and Management Plan and advice given in the Councils' Shop Fronts & Signs – Ramsbottom Conservation Area with regard to the preservation of shop fronts in the use of timber. In reviewing the shop fronts on Bridge Street it is clear, I think without exception they are constructed from timber and as such the replacement shop front should be constructed from timber and not steel as this would not preserve the special character of that part of the conservation area identified in the Ramsbottom Conservation Area Appraisal and Management Plan.

This is contrary to the advice given at pre-application stage, but it should be noted that pre-application advice is not binding, and the review of the proposal has come about as a result of the public consultation