

Design Access and Heritage Statement

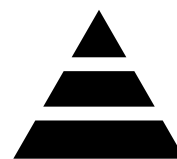
Planning Application July 2025

Site: 13 PEEL BROW, RAMSBOTTOM, BURY BL0 0AA

Proposal: Retention of existing timber outbuilding for use as outdoor seating area and pizza bar

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Site details:

The property is located on Peel Brow and within the heart of Ramsbottom. Set in a central position between a predominant area of residential dwellings and mixed commercial uses. The properties along Peel Brow are similar in design, stone built, terraced, typical two storey buildings with commercial units on the ground floor and residential on upper floors. The architecture and construction of buildings within the neighbourhood are from the mid 19th to 20th century. The site faces south with Peel Brow running in a general east to west direction along the site locality. Nearby areas include Bury to the south and with Bolton to the south-west.

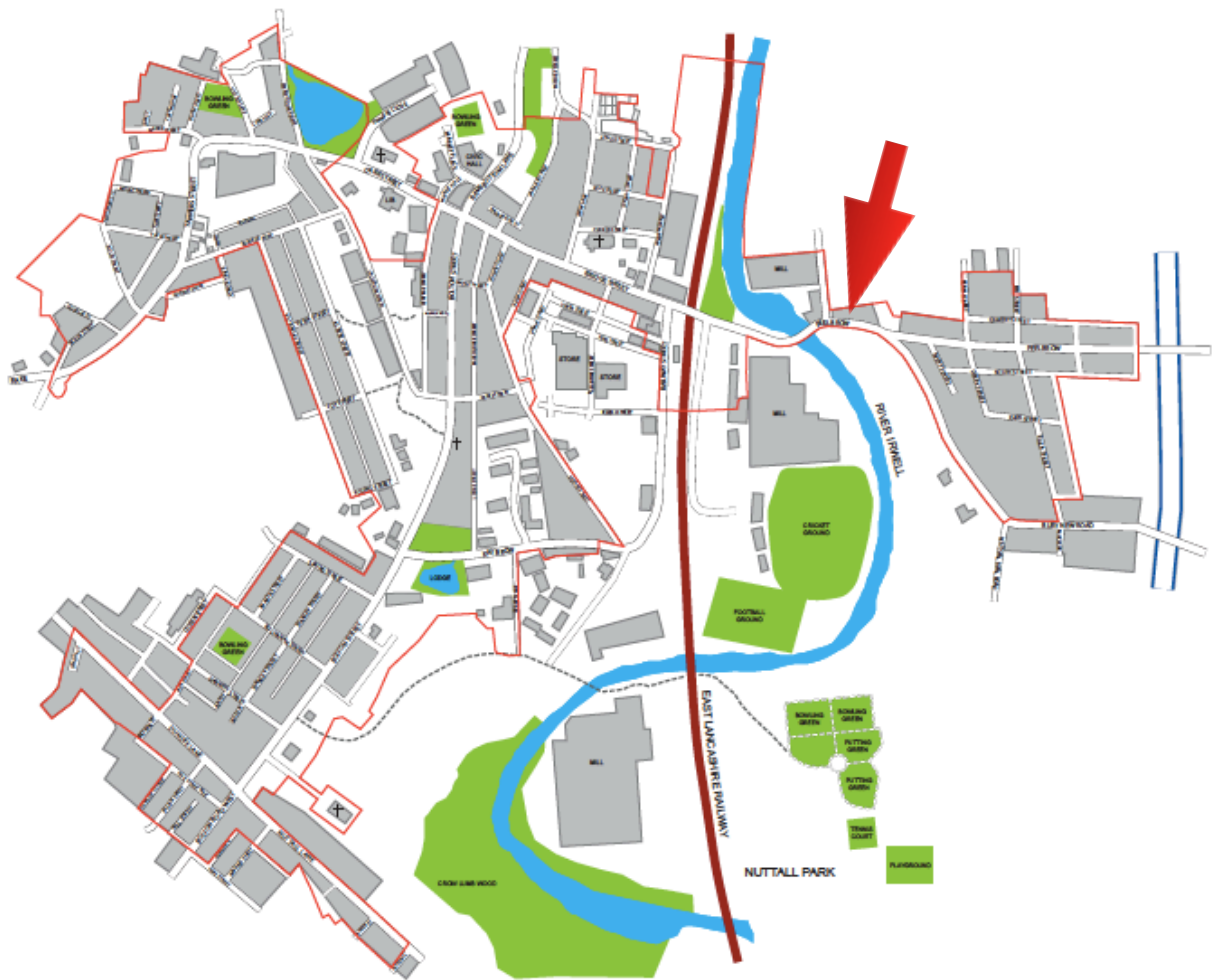
The application site is a pub/restaurant within a large plot and is not Listed protected. The host building is two storeys, with covered seating area and car parking.

Proposal:

This statement is in support of an application for the retention of existing timber outbuilding for use as outdoor seating area and pizza bar.

The external alterations will change the appearance the application site, but it will not impact upon its significance. The local historic and architectural value of the building will not be harmed as the proposal is located within a large yard and away from the street scene. The external features of the retained structures are all constructed from timber and painted black, to blend the structure within its environment and in addition the proposal is in line with the suggested opportunities for change and enhancement as set out in the Conservation Area appraisal. This sets out negative features to be addressed and these include external changes along the area. The proposed changes to the rear yard will impact upon the Conservation Area in a positive manner. It will provide economic boost to the existing business by offering outside seating and new food outlet opportunity, and will not affect the historic or architectural value of the locally listed building. The retained outside seating area will also be monitored by staff and management to ensure there is minimal noise disturbance. The changes to the retained area will cause no harm, there will be beneficial effect on the significance of the Conservation Area, both preserving and enhancing the special characteristics and interests.

Heritage and Conservation Area



The site sits within Ramsbottom Conservation Area and is introduced as follows within the appraisal: “Ramsbottom is located about five miles north of Bury in Greater Manchester, on the edge of the West Pennine Moors. It is a good example of a Pennine textile town which developed around the manufacturing and processing of cotton in the late 18th and early 19th centuries. The town and its industry prospered from around 1800 to the early part of the 20th century. After a period of decline and the loss of many mill buildings, the conservation of the town’s heritage has helped to build on its role as a visitor and shopping destination, and a popular stop on the East Lancs heritage railway”.

The appraisal notes the following on the area’s character and Peel Brow: “Ramsbottom’s physical character and historical development is related to its situation on the sides of the Irwell valley; the rivers and streams of the surrounding West Pennine moors provided the water for textile processes and the power for the town’s early industrial development. The urban form of the Conservation Area is focussed on the dense, compact central area around the Market Place, with more suburban development to the south and east. The sloping site of the town has influenced the distinctive pattern of terraced streets built in the late 19th century both along and across the contours (Fig 10); this is particularly noticeable around Albert and Victoria Streets, in Tanners and along Peel Brow, Fern Street, Fir Street and Eliza Street to the east. The town also has many ginnells, alleys and footpaths that run between the streets and link to courtyards.”

It is contended that the proposed alterations are in keeping with the Conservation Area and will preserve and enhance the special character. The retained area will create a beneficial change and will result in no harm. The development thereby complies with legislation, NPPF policy as well as local authority planning policies. The proposed development will not cause any harm to the identified Locally Listed Buildings. The alterations to the yard will be a change within the settings of the buildings, but the change is considered to be beneficial, enhancing the historic streetscape. Taking into account and notwithstanding the considerable importance and weight attached to the desirability of preserving or enhancing the appearance and special character of the Conservation Area, it is suggested that the proposal should be supported and consent granted in line with the spirit of paragraph 186 and 187 of NPPF. These state:

“Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development...local authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure development that improve the economic, social and environmental conditions of the area.”. In addition, the site is neither locally listed, Listed protected nor mentioned within the appraisal under “Other significant buildings that make a positive contribution to the character of the Conservation Area:”

Planning Policy:

National Planning Policy Framework (2021) The NPPF was reissued in 2021 and sets out the Government's planning policies for England and is a material consideration in planning decisions. This edition replaced the original NPPF from March 2018. The document covers a wide variety of planning matters, providing advice to LPAs on plan making and decision making (development management).

Running centrally throughout the NPPF is a presumption in favour of sustainable development which ties together economic, social and environmental objectives. For decision making, Paragraph 11 states that this means approving development that accords with an up to date development plan whilst, where no up to date development plan is in place, granting permission unless there is a clear reason for refusing development or the adverse impacts outweigh the benefits.

Paragraph 85 notes that “planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.” It continues that LPAs should “promote... vitality and viability...by allowing them [town centres] to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses.”

The NPPF asserts that planning should not act as an impediment to sustainable growth and states that "significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

Development Plan Section 38(6) of the Planning and Compulsory Purchase Act 2004 notes that: “[I]f regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

Local Planning Policies

Material:

The proposal will retain timber structures.

Size:

The size of the proposal and site can be seen clearly on attached plan copies.

Access:

The ground floor provides easy access for those with limited movement. The site benefits from excellent communication with public transport within short walking distance including local buses and rail.