

70870 – 33 Sunny Bower, Tottington

Conversion of part of adjoining barn to form a two storey addition to existing dwelling

The building, part of a row of a three, stone built two storey terrace, possibly originally two dwellings dating from the early 19th century with a date stone of 1805. The part of the building to which the application relates is a two storey barn with an arched hay cart entrance each to the west and east elevation.

It is proposed to convert the barn to a habitable use and in so doing demolish and rebuild half of the west elevation that relates to the hay cart opening and rebuild it with a stone infill at ground floor and vertical timber cladding at first floor with contemporary sized and proportioned window openings at ground and first floor. The hay cart opening to the east elevation is to be retained with a glazed infill.

The building has some architectural interest and the hay cart entrances give legibility to its former use as a hay barn/store. It is built between 1800 and 1919 (late Georgian/Victorian/Edwardian), and retains original features, that are of sufficient quality to distinguish them from other buildings of that period. As such the dwelling has been identified as a non-designated heritage asset in accordance with Annex 2 of the NPPF and is considered to be a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing). The 'Good Practice Advice Note 2: Managing Significance in Decision-Taking' published by Historic England (2015) clarifies non-designated assets as those "...that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application."

Paragraph 209 of the National Planning Policy Framework (NPPF) states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposed loss of the hay cart opening would create a loss of legibility of the buildings' past use sufficient to cause an unacceptable harm to its heritage significance. The proposed alterations to the west elevation of the building would represent alien and contemporising features on the building not in keeping with its architectural interest and aesthetic. In applying the required assessment under paragraph 209 of the NPPF it is considered the harm caused to the west elevation would not preserve the buildings' significance at an acceptable level.

The infill glazing to the east elevation hay cart opening would be acceptable.

Conservation Officer

6/11/24