

June 2025

HERITAGE IMPACT STATEMENT – BARWOOD HOUSE, 15 GRANTS LANE, RAMSBOTTOM, BL09AX

Introduction

This brief report is written to provide a professional heritage opinion on a Listed Building Planning Application for works to the building known as Barwood House a listed building. Works proposed consists of minor internal works to form an en-suite to first floor bedroom space.



Fig .1, Barwood House

The Application Site is a statutorily listed house at grade II. The building dates from approximately 1780-90 and is constructed in sandstone under Welsh slate roof. The building is adjacent neighboring buildings of a similar age and construction.

Barwood House is broadly square in plan form with a high degree of originality internally. Externally, the building has been improved with window replacements and pointing to walls.

The building is architecturally significant.

Description of Proposed Works

The Proposal subject to the Planning Application is for a first floor bedroom en-suite. The en-suite will comprise of a walk in shower, wc and wash hand basin.

A new stud wall will be formed within the existing first floor bedroom space as identified on the attached plans. The stud wall will be sensitively constructed in order to protect historic material in particular to the plaster coving. The stud wall will scribe around the coving detail with a rubber silicone filler which is not a permanent seal. The new stud wall will be faced internally with water resistant plasterboard and tiled. The plasterboard will be affixed to the wall using battens with breatherable membrane. This will ensure existing walls are protected and all works are fully reversible.

Drainage will run to the existing RWP. There will be some minor impact to accommodate new plumbing and drainage. However, these works will be minimal and will run in the direction of the floor timbers to reduce any timber notches to the floor timbers.

The floor will be secured by having waterproof covering where required. Existing timber sash window will remain unaffected.



Fig 2, Image showing approx. location of the ensuite against existing window and coving to be scribed around and protected.

Heritage Impact Assessment

The Heritage Impact Assessment is to describe and assess any impact the Proposed Development may have upon the heritage asset. This Impact Assessment is a judgment on the works proposed. It will discuss the impact of the proposals upon the character and setting of the Listed Building and its overall design philosophy and will provide a professional judgment on its acceptance.

In Assessing the impact of a proposal which entails the impact on a Heritage Asset, this assessment draws on several key guiding documents where applicable, such as English Heritage Conservation Principles, 2008 and Historic England Guidance, Historic Environment Good Practice Advice in Planning Note 3 and The Setting of Heritage Assets, 2017; where required. I have also considered the impact of the proposal upon the Heritage Asset by relating directly to the National Planning Policy Framework (NPPF). In this instance given the minor scope of the works, I do not consider that the proposed works will give rise to any undue impact upon either the Listed Buildings or to Neighbouring Buildings and that a full setting assessment of the proposal is not required.

In determining applications affecting Listed Buildings and Conservation Areas, local authorities must have regard for the 1990 Planning (Listed Buildings and Conservation Areas) Act. Policies in the NPPF reinforce the 1990 Planning Act, but use slightly different words and emphasise balancing use, viability, and conservation: ‘the desirability of sustaining and enhancing the significance of Heritage Assets and putting them to viable uses consistent with their conservation’ The local authority should ‘identify and assess the particular significance of Heritage Assets’, and ‘take account of available evidence and necessary expertise’.

This report provides an appropriate level of significance assessment for this case, when ‘considering the impact of a proposal on a Heritage Asset, to avoid or minimise conflict between the Heritage Asset’s Conservation and any aspect of the proposal’. The NPPF advises that when considering the impact of a proposal ‘great weight should be given to the Asset’s Conservation. The more important the asset the greater the weight should be’ More weight is therefore given to Assets of national importance such as listed buildings, than to local Heritage, and more weight should be given to features and elements of high significance than those of lower importance.

Proposals may enhance, have a neutral impact, or cause harm to a Heritage Asset. The level of harm may be slight, ‘less than substantial harm’ or substantial. The NPPF states that substantial harm to a Heritage Asset (such as demolition or loss) should be exceptional, and it must be very robustly justified. Where ‘less than substantial’ harm is likely to be caused, the harm must be balanced against the public benefits. This level of harm can include removal or

covering over of features.

In this case, the proposal to create an en-suite, I deem to be minor works and can adequately undertaken ensuring historic material is safeguarded and works are fully reversible at a later date if required. The works proposed can be adequately controlled by condition. The works proposed will not make any impact upon the building or its setting.

Conclusion

This report has considered the Heritage Implications of works proposed for works to Barwood House. Whilst the works proposed are modest in their scale, they are informed, with an understanding and regard for the heritage asset, the locality, its context and significance.

Government Policy, as set out in the National Planning Policy Framework, requires that proposed changes to the Historic environment are based on a clear understanding of the significance of any Heritage Asset and its setting, providing information so that the likely impact of proposals can be assessed.

The heritage assessment provided in this report is carried out in accordance with the historic environment policies in the NPPF and local planning policy and is intended to aid the assessment of any resulting planning application. I have briefly outlined the historical status of the building, its character and significance. I have outlined the scope of the proposed works and commented on the likely impact upon the heritage asset and any mitigating factors.

The crucial test contained within the NPPF is whether the harm to a heritage asset is outweighed by the public interest and benefits of a proposal. There is no negative impact because of the proposed works and the resulting impact, if any, will be slight positive.

My conclusions have found that the proposed works will result in a **neutral/benign** impact on the identified Listed Building.

I believe the proposals strike a balance between the Architectural and Historic interest of the structure; The proposal would therefore continue the buildings contribution to preserving and enhancing the character and appearance of the area.

I conclude that the Proposals as set out will not present any detrimental impact or harm upon the heritage asset in accordance with National Planning Policy.

Jason Alexander Kennedy, BSc, Dip TP, MA (UD), MRTPI, IHBC
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