

73133 – 30 Kay Brow, Ramsbottom, Bury.

Erection of 1.83m high boundary fence/gate along property boundary on Grants Lane.

The application site is the side boundary of 30 Kay Brow on the east side of Grants Lane adjacent to its junction with Kay Brow. It is part of a 1970s built housing development comprising of short rows of terraces of two storey dwellings of brick and tile in predominantly small open plots. Some plots have low walls or fences, those adjacent Grants Lane to the east and within the setting of Barwood Lea Mill, Barwood Lea and the conservation area are characterised by open plan plots. Directly opposite west across Grants Lane is Barwood Lea Mill a Non-Designated Heritage Asset (NDHA), has its boundary treatment characterised by a low stone wall. Directly to the south approximately 50 metres on the west side of Grants Lane is Barwood Lea a Grade II listed Building dating from the late 18th century. The two heritage buildings referenced are within the Ramsbottom Conservation Area. Both of the buildings have been constructed from natural stone and slate and make a strong and positive contribution to the character and appearance of the conservation area. The boundary to this part of the conservation area runs south from Kay Brow down the east side of Grants Lane to its termination. The application site at the side of 30 Kay Brow is adjacent to this part of the conservation area boundary and as such the proposed fence is considered would be within the setting of the conservation area, the NDHA Barwood Lea Mill opposite and the Grade II listed Barwood Lea.

The area within the vicinity of the application site and heritage assets is characterised by open plan plots and low stone walls and the proposed fence by virtue of its siting, size, scale, materials and design being a 1.83m high closeboarded fence with concrete posts would represent an incongruous feature within the street scene contrary to its character. It would also represent visual harm to the settings of the designated and non-designated heritage assets causing harm to their significance and special historic or architectural interest.

As such the proposal would not preserve the setting of the grade II listed Barwood Lea contrary to section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990. Its indirect impact on Barwood Lea Mill, NDHA, would cause harm to its setting. The proposal would not preserve the character or appearance of that part of Ramsbottom conservation area contrary to section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990. The harm caused would represent less than substantial harm without any public benefit identified, as a private scheme, that could be weighed against the harm to heritage conservation identified.

The relevant heritage conservation policies are as follows:

National Planning Policy Framework paragraphs 207, 208, 210(c), 212, 213, 215, 216, 219.

Bury Unitary Development Plan policies: EN1/2 – Townscape and Built Design, EN2/1 – Character of Conservation areas, EN2/2 – Conservation Area Control, EN2/3 – Listed Buildings.

JP-P2 – Environment of Places for Everyone.

The applicant has referenced a new fence of similar size, scale, materials and design within the vicinity of the application site as justification for the proposal. This fence has been erected without the benefit of planning permission.

Conservation Officer

20/7/26