

72359 – Meadow Heys, Moorbottom Road, Ramsbottom

Variation of condition 2 (approved drawings) of planning permission 71313 to amend walling material of annex to burnt wood vertical cladding.

The justification of a reduction of weight, by allowing inappropriate materials, due to poor foundations is neither credible nor justified, especially when the area of the annex is being increased (thus the weight also).

The original material of natural stone was approved for a reason.

Timber cladding would be an incongruous and contemporising feature within the conservation area, in which its architectural grain is characterised by vernacular materials and form, ie particularly natural stone and slate. As such it would represent an erosion of the character and appearance of the conservation area that would neither preserve or enhance that character or appearance.

The harm identified would equate to less than substantial harm requiring a balancing of that harm against public benefit.

As a private residence with a private ancillary use there would be no public benefit that would outweigh the harm identified.

As such the variation of condition is not supported in heritage conservation terms and the original consent should be adhered to.

Conservation Officer
23/10/25