

## **RESIDENTIAL CONVERSION**

**3, BASSFIELD FARM, MANCHESTER ROAD, RAMSBOTTOM BL9 5LY**

### **HERITAGE STATEMENT**

There are three two storey dwellings at Bassfield Farm in a row at right angles to Manchester Road. Number 3 is furthest from the road and is the least noticeable. The building which is the subject of the planning application is hidden away at the rear of number 3

Bassfield is on the Council's draft local list of heritage assets. The criteria and advice for selection are in Historic England Advice Note 7. The latest version of the National Planning Policy Framework was issued in December 2023. Paragraph 200 of the NPPF requires the impact of any development on a heritage asset to be assessed, with a level of detail proportionate to the asset's importance.

I have been unable to find any history of Bassfield Farm and can only assume that it has been listed simply because of its age and architecture. It appears to be late Victorian or early Edwardian, built in stone with a flagged roof and large chimneys. Number 1 has mock Tudor detailing to the first floor and number 2 has two small gable roofed dormers, again with Tudor detail.

The proposed bungalow cannot be seen from outside the site. It appears to have been constructed at the same time as the houses as an agricultural building. It is built mainly in similar stone with a flag roof but does not share the same detailing. There is a small, historic, flat roofed extension. The conversion work has been carried out many years ago and the building will not change apart from the removal of a large and inappropriate area of glazing which will improve its appearance.

Bassfield Farm was added to the local list because of the appearance of the three houses, particularly number 1. The former agricultural building at the rear of number 3 has little significance to the listing. Approval for conversion to a dwelling will ensure that it is maintained in the future as part of the group of buildings.

The proposal will not harm Bassfield Farm as a heritage asset and planning permission should therefore be granted.