

67560 – Land at Carr Fold & Carr Street, Ramsbottom

Erection of 1 no. dwelling with attached annexe on gable

The application site is within Ramsbottom Conservation area.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in the exercise of their planning functions to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 194 of the National Planning Policy Framework (NPPF) – In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation.

Paragraph 195 of the NPPF requires that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The heritage statement submitted as part of the planning application does not satisfy paragraph 194 of the NPPF as it does not describe the significance of the designated heritage asset which is Ramsbottom Conservation area. As such there is not sufficient information to identify and assess what affect the proposal may have on any particular significance of the heritage asset.

There are also insufficient details of the proposed dwelling with regard to its impact on the street scene with regard to the architectural grain and design of the built environment along that part of Carr Street and in particular with the proposal having a dominant scale in a dominant position.

As such there is insufficient information contained within the submitted planning application to allow a determination to made on heritage conservation grounds.

Conservation Officer

23/11/21