

71905 – Land between 145 and 115 Holcombe Old Road, Bury.

Permission in principle for the removal of barn/storage shed and erection of 1no. three bedroom detached dwelling.

The application site is within Holcombe Village Conservation Area and within the setting of Fairview, 145 Holcombe Old Road which is a Non-Designated Heritage Asset (NDHA). 500 metres to the northwest is Peel Tower a Grade II listed building.

There would be no objection in principle to the proposed dwelling and the removal of negative features would enhance the character and appearance of the conservation area.

Although not part of the permission in principle assessment the following comments should be taken into account and addressed at the Stage 2 technical information stage in any subsequent planning application.

New development within a conservation area must be exceptional and should be regarded as an opportunity to enhance the character and appearance of the conservation area.

Any subsequent application for planning permission would need to be accompanied by a heritage assessment of significance of the conservation area, Peel Tower and NDHA as a validation requirement in order for the local planning authority to assess the impact of the proposal on the setting of Peel Tower the NDHA and the character and appearance of the conservation area.

The existing boundary wall to the west of the site to Holcombe Old Road should be retained and maintained without loss or alteration.

Any proposed parking hardstanding area would be required to be kept to a minimum and certainly significantly smaller than indicated on the submitted plan and should be stone flagged or setted.

The design of the proposed dwelling should not include roof dormer extensions as they are not an historical architectural feature of the conservation area and as such would represent an alien design feature impacting of the character and appearance of the conservation area and the setting of the NDHA.

It is understood an application for 1 dwelling would not meet the policy requirement for the efficient use of land with regard to housing density. The applicant should be aware that if a further application for Permission in Principle or planning permission were to come forward for a scheme of greater density, the plan, form and layout of the proposed development would need to be assessed with regard to the greater impact on the character and appearance of the conservation area. Given the layout and architectural grain of the built environment of that part of the conservation area, being a more linear, a scheme with greater density may not be as appropriate.

Conservation Officer

11/6/25