

72678 – Halter Inn Works, 11 Redisher Croft, Ramsbottom, Bury.

Variation of condition 2 (approved plans) on planning permission 69702 (Demolition of existing industrial buildings and erection of 3 no. detached dwellings): Revision to elevations and design.

The approved front and rear elevations under consent 69702 are plain in form representing a vernacular style and materials; slate roof, natural stone, simple uniform window openings and proportions.

This application for a variation of condition has proposed a more contemporising rear elevation with a rear facing gable, balcony and bi-fold doors at the ground floor, but with a traditional front elevation.

A previous application, 72081, proposing a more contemporary front and rear elevation was refused in part on heritage grounds for the following reason:

The proposed development by virtue of the increase in height, change to the roof form, alterations to the facades and design and placement of the windows would introduce discordant, alien and urbanising features and design which would have an unacceptable impact on the Holcombe Conservation Area of which the site forms part. The proposal would neither preserve or enhance the traditional character or appearance of the Conservation Area. The proposal therefore conflict with the following policies EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control, JP-P2 Heritage and the principles of the NPPF.

The proposed variation of condition has removed the overly contemporising features from the front elevation; non-uniform window openings, irregular fenestration patterns and proportions and the stone roof copings. The rear elevation is more contemporary in its features as previously described. The rear elevation has been reassessed with regard to its visual impact and visibility in the street scene. It would not have the same visual prominence as the front elevation in the street scene. The National Planning Policy Framework (NPPF) requires at paragraph 210 c) the desirability of new development making a positive contribution to local character and distinctiveness. The new development would be marked improvement to that part of the conservation area, replacing poor quality industrial buildings.

As such it is considered that with the improvement to the front elevation and the now reassessed lesser visibility of the rear elevation in the street scene, the amended house design as a whole would preserve the character and appearance of the conservation area and as such it acceptable with regard to heritage conservation.

Conservation Officer

11/2/26