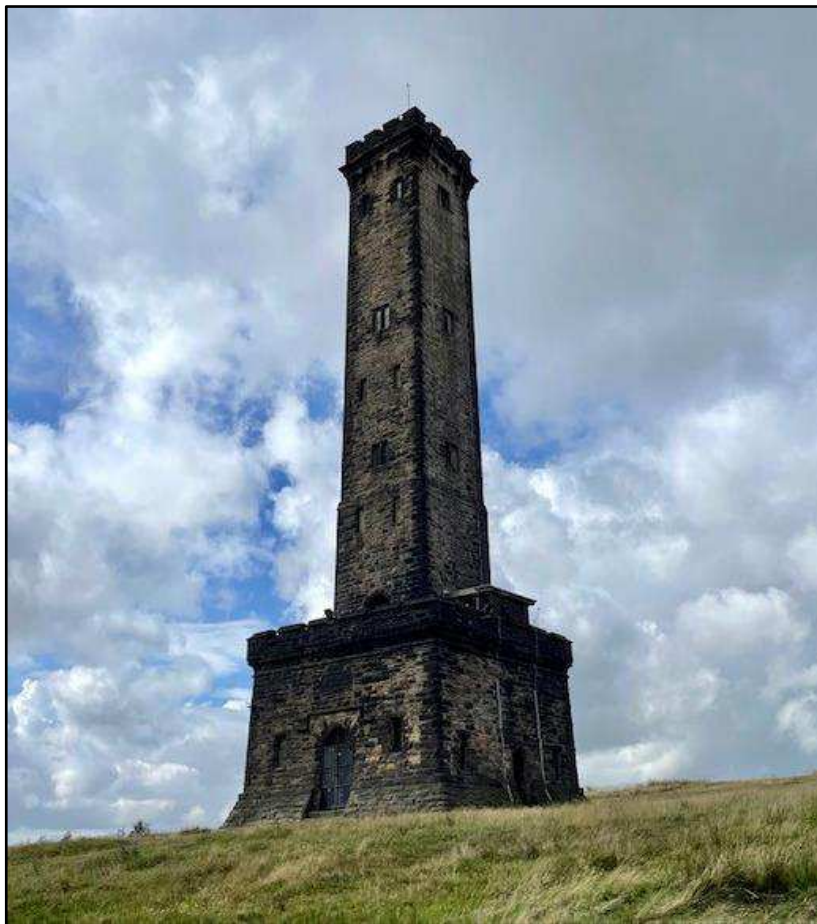




HERITAGE STATEMENT

Peel Tower, off Moorbottom Road, Holcombe, Bury



Prepared by:
Growth Lancashire Ltd
September 2022



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Growth Lancashire Ltd

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1. INTRODUCTION

- 1.1 This Heritage Statement follows the guidelines laid down by Historic England. The examination has been carried out by undertaking a review of relevant material available in historic sources and from a visual inspection of the building, site and surroundings. This Heritage Statement fulfils the requirements of national and local planning policy by referencing the relevant national and local planning policy context, identifying the significance of the heritage assets and assessing impact of the proposed development against these policies and the significance of the assets.
- 1.2 This Heritage Statement is in line with the requirements of Paragraph 194 of the National Planning Policy Framework 2021 (NPPF) and takes the following approach:
 - A review of existing published literature/information relating to the building including previous applications and associated documents;
 - Assessment of the current context of the proposals in respect of the existing building;
 - Assessment of the impact of the works/development upon the identified significance of the building.
- 1.3 This statement is intended to provide an understanding of the significance of the existing building (Peel Tower) and its value to the historic setting within the wider context of Holcombe and Ramsbottom and to assist in the determination of a planning proposal for the installation of a web-cam style camera and flagpole on the building.
- 1.4 Peel Tower, is a Grade 2 Listed building, located on Harcles Hill, which is known locally as Holcombe Hill due to its location adjacent to the village of Holcombe. Peel Tower is 128 feet in height and has a square, narrow form, which slightly tapers towards the top. It is constructed from random blocked stone which is partly coursed. The building lies to the north of Holcombe Conservation Area, on the western boundary line.
- 1.5 The report has been prepared by Olivia Birks, BA (Hons), MSc as part of Growth Lancashire's Heritage and Conservation team led by Ian Bond MRTPI IHBC who is a qualified Heritage Specialist with over 30 years' experience working in the public and private sectors.

2.0 UNDERSTANDING THE HERITAGE ASSET

2.1 *Location*

Peel Tower is located adjacent to the village of Holcombe which lies to the west of Ramsbottom, a town on the edge of the West Pennine Moors. Ramsbottom is located around five miles north of Bury in Greater Manchester and around five miles south of Rawtenstall in Lancashire. The M66 runs through Ramsbottom, with the most built up area of the town lying to the west of the motorway.

2.2 The area surrounding Ramsbottom has an extensive history, which dates back to the Bronze Age, with burial sites and artefacts of this period having been found in the area. Ramsbottom remained rural until the late 18th century, with little settlement in the area other than several farms. The wider development of the town began in the late 18th and early 19th centuries from the manufacturing and processing of cotton. As a result of the expansion of the town during this period, Ramsbottom is seen today as a good example of a Pennine textile town.

2.3 Peel Tower (also referred to as both Peel Monument and Holcombe Tower) is located to the west of the town of Ramsbottom, in a prominent position on Harcles Hill, which is known locally as Holcombe Hill due to its location adjacent to the village of Holcombe. As Peel Tower is located at the top of Harcles Hill, it is a highly prominent monument and is visible from much of the surrounding area. The tower was built between 1851 and 1852 and is constructed from random coursed stone.



Figure 1: Landscape view of Peel Tower on approach from the south.

2.4 *Historic context – Ramsbottom*

The moors, which surround Ramsbottom have an extensive history which dates back to the Bronze Age. At Whitelow Hill, which is located to the east of Ramsbottom, a barrow or funeral mould, likely from the Bronze Age, was discovered and a number of

urns were unearthed. In Holcombe, which sits at the foot of Harcles Hill, there is pollen and archaeological evidence to show that woodland clearance began during this period and again at Holcombe Moor during the Iron Age and the Roman periods. The moors surrounding Holcombe had become dominated by heather by the end of the Iron Age¹.

- 2.5 Ramsbottom first appeared as Romresbothum in its earliest written form in 1324. There have been numerous theories about the origin of the name Ramsbottom, some of these being from either the valley where rams graze, the valley bottom where Ramsons grow, which is a reference to a form of wild garlic which grew during the pre-industrial times near the river Irwell, or as a place with the huts of the herders of rams.²
- 2.6 There is also evidence of medieval activity in the area and medieval routes can be found today in the modern street pattern. A holloway road created by packhorse and foot traffic can be found on a west-east road down the Rake from the moor road at Holcombe. Today this can be seen as numerous streets, some examples are Carr Street, Crow Lane, upper Bridge Street and Stubbins Lane.³
- 2.7 During the 12th and early 13th century, the area of modern day Ramsbottom was part of the Royal and Ancient Manor of Tottington, and then became controlled by the De Lacy family in 1230. During this time, the area was a royal hunting forest and farming was discouraged. The deforestation of the area from 1507 created hamlets around the area of Ramsbottom, such as in the areas of Holmcombe and Carr, as well as Rake Fold. The population was largely a farming community, and woollen cloth manufacturing the 16th and 17th centuries help create additional income, increasing the number of farmhouses and loomshops.⁴
- 2.8 Until the late 18th century, the area of modern Ramsbottom was still largely rural, made up of several farmsteads, a tannery and a corn mill. The development of the town began more significantly in 1783 when Peel & Yates, a Bury firm, leased land in the area. Here, they were to expand their calico bleaching and dyeing business by building offices and factories.
- 2.9 Mills began being built by other companies, for example, in 1802, Samuel and Thomas Ashton built a large spinning mill and later a mill for weaving cotton, as well as industrial housing for their workers. A little later in 1806, the brothers William and Daniel Grant acquired the Old Ground site from Peel & Yates for their own mill. Mill developments continued to be built in the area, Ramsbottom mill, which was built by Samuel and Thomas Ashton in 1802 was expanded rapidly and was the largest mill in the valley by 1833.
- 2.10 The OS map of the 1840s shows that many of the fields in the area were being developed for residential cottages and terraces. Later developments in the area, such as Glen Street, Taper Street, Manor Street and Ducie Street were more formally grouped into a square pattern. During the mid to late 19th century, to the west and later to the east, more quality housing was built for the town's elite, evidenced in trade

¹ 2010. *Ramsbottom Heritage Society*.

² *Ramsbottom Conservation Area Appraisal & Management Plan*.

³ *Ramsbottom Conservation Area Appraisal & Management Plan*.

⁴ *Ramsbottom Conservation Area Appraisal & Management Plan*.

directories which show the presence of upper middle class professionals and industrialists.

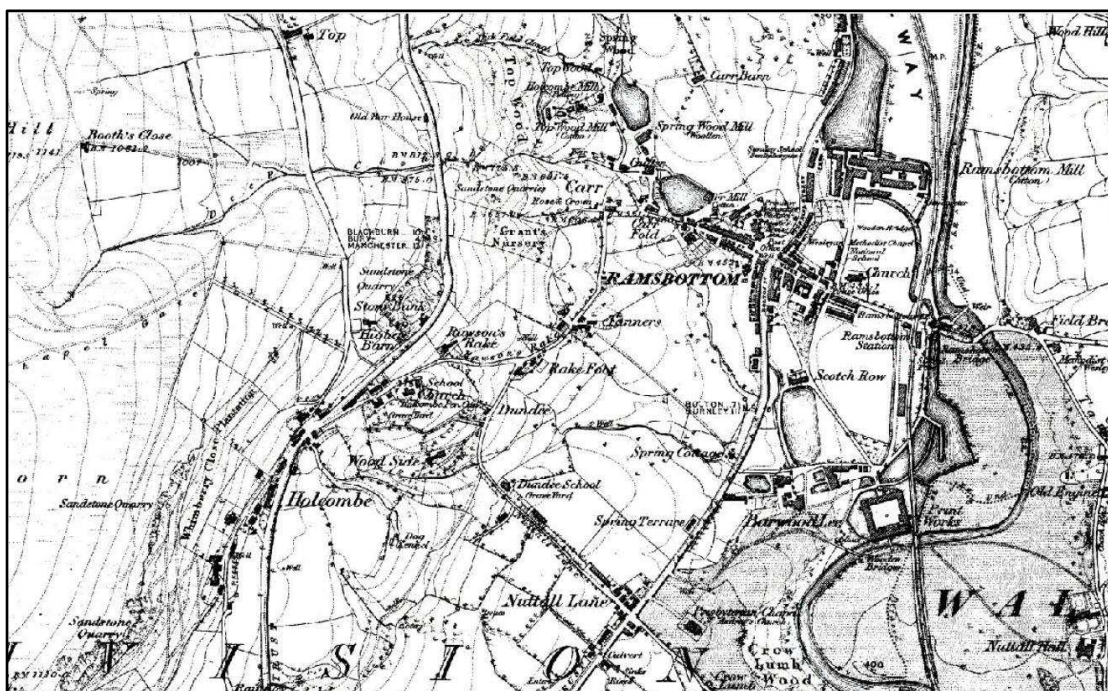


Figure 2: Ramsbottom and Holcombe, first edition OS map (1840s), six inch.

2.11 Throughout the 19th century, industry thrived in the area with an increase in cotton mills and industrial sites and as a result, the number of workers houses. However, in the 20th century, there began a decline in the cotton industry and mills were sometimes adapted for other uses. The houses in the town associated with the first industrial developments, such as those of Peel & Yates and the Ashtons, were almost all swept away in the clearances of the 1930s. Some of the historic buildings in the town retained their original use, such as houses and shops. However, the textile industry that was once present in the area had now disappeared. Towards the end of the 20th century, the town saw some revival as a shopping and tourist destination.⁵

2.12 Holcombe Conservation Area

Peel Tower is located to the north of Holcombe Conservation Area, on the western boundary. The Conservation Area was designated in 1970 and was extended in 1978. The area of Holcombe lies to the south west of the centre of Ramsbottom and is located at the foot of Harcles Hill. The area is described as a scattered rural village built in tightly knit small hamlets amidst fields of pasture and small woodlands⁶. The village is made up of 18th and early 19th century residential and agricultural buildings, these being the houses of the landed gentry, farmhouses, workers' cottages (often in rows), and ancillary buildings. The buildings in the area are constructed from traditional techniques (weather struck masonry, stone corbels supporting rainwater goods, coal holes in the walls) and are of local materials such as millstone grit and stone tiles.

⁵ Ramsbottom Conservation Area Appraisal & Management Plan.

⁶ 2010. Holcombe Conservation Area Appraisal.

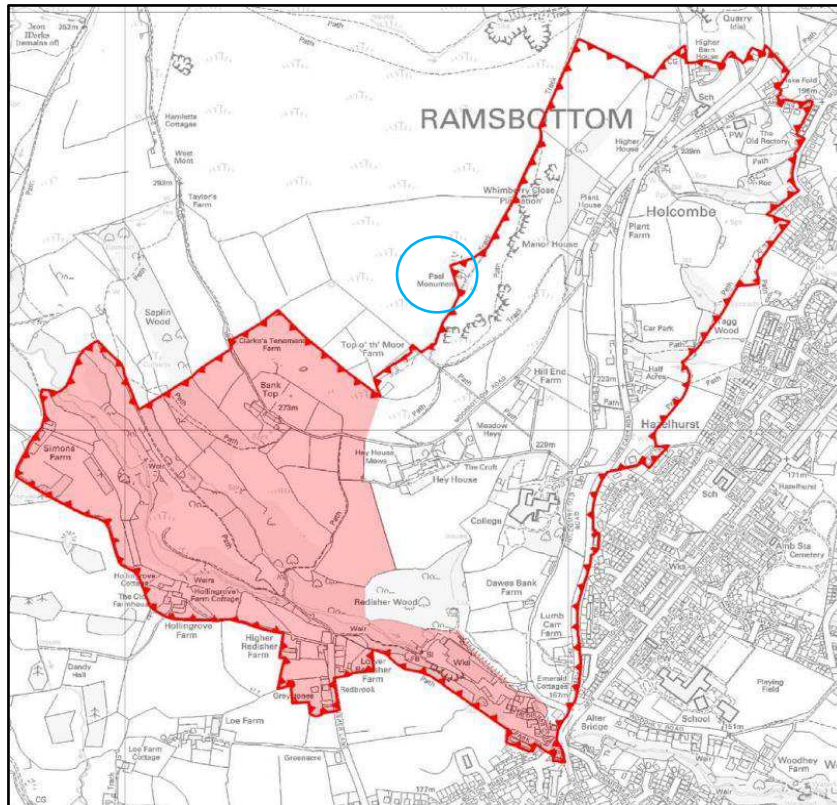


Figure 3: Peel Tower within Holcombe Conservation Area

2.13 The Holcombe Conservation Area Appraisal states views out of and into the Conservation Area as being of importance, and notes the significance of the views of Peel Tower, stating it to be a local landmark. The Conservation Area Appraisal notes there to be dramatic views into the Conservation Area from the south, *where the dominant landmark of Peel Tower on the top of Holcombe Hill is already visible on the road leading north into Bury.*⁷

2.12 Description of Heritage Asset - Peel Tower

Peel Tower was built between 1851 and 1852 by Grant, Ashton, Knowles and Gorton⁸. It is constructed from blocked random stone, which is brought to course. It is 128 feet in height and has a square, narrow form, which slightly tapers towards the top. The base of the tower is single storey and is larger in both width and length than the tower above and has one and two light mullioned windows and a door with an arched surround. The tower is accessed via a small set of stone steps on the east face. Above the doorway sits a hood mould and above this a faced stone panel with the word PEEL engraved within it. The tower itself has four storeys, each with two-light mullioned windows on each face. Both the base and the tower have square topped *battlement* style parapets, with the upper parapet coming above a section of decorative corbelled stone with arch-work.

⁷ 2010. *Holcombe Conservation Area Appraisal*.

⁸ *The Buildings of England – North Lancashire*, N.Pevsner, 1969

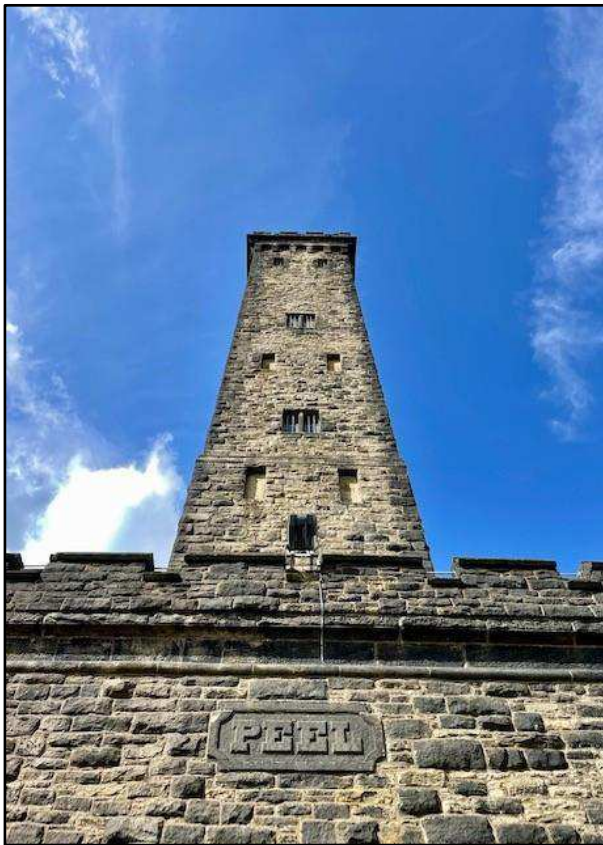


Figure 4: Peel Tower

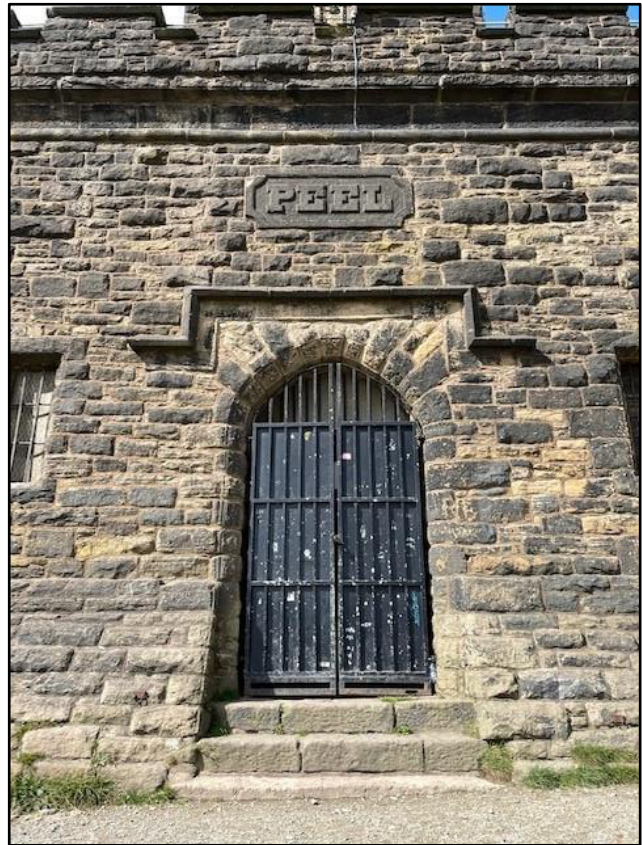


Figure 5: Peel Tower

- 2.13 The tower was erected in tribute to Sir Robert Peel, who founded the police force and was Prime Minister twice, from 1834–1835 and again in 1841-1846⁹. He was also known for his abolition of the Corn Laws. The tower was erected shortly after his death in 1850.
- 2.14 Sir Robert Peel was born in Bury in 1788 and was the son of Robert Peel and Ellen Yates, Robert Peel having been noted earlier as the head of the Bury firm Peel & Yates.
- 2.15 Peel created the London police force in 1829, having them dress in blue to avoid confusion with the army who wore red. Ten years after the police force was created in London, the model was rolled out across the rest of the country. Peel was also known for abolishing the Corn Laws, which were much hated during this time. The Corn Laws introduced tariffs on grain, which had been imported from abroad, which increased the price of bread. During this time, bread was a staple food for much of the population, particularly the poor.
- 2.16 After Peel's death in 1850, a campaign was started to raise a statue dedicated to him in Bury, as well as to erect a large monument to him on Holcombe Hill. A monuments committee was formed, headed by William Grant, who was part of a wealthy and influential family in Ramsbottom. Grant had constructed St Andrews Church in 1832 and insisted that the tower was built in line with the church when viewed from the front door of his home, Nuttall Hall. The tower cost £1000 to build and was

⁹ Peel Monument or Holcombe Tower, Bury. *Lancashire Past*.

constructed from stone, which was quarried locally from the top of the hill, next to the tower. The remnants of the quarry for the stone lies immediately behind the tower and can still be seen today¹⁰.

- 2.17 On the 9th September 1852, a ceremony took place on top of the hill for the opening of the tower. A speech was given by Joshua Knowles, who owned Tottington calico works, as well as Peel's son, Frederick, who was a guest of honour at the ceremony. The tower was built on land owned by the Duke of Buccleuch, and permission had not been sought from him for the building of the tower. However, he later granted a lease on the site for seven shillings and six pence and allowed the trustees of the tower to charge an entrance fee.
- 2.18 In the early 20th century, the tower underwent some repairs, including the replacement of a rotten internal timber staircase with an iron one. A portion of Peel's resignation speech was also carved into marble and placed inside the tower. The tower was also used as a look-out post during the Second World War. Shortly after the war, the internal stairs needed to be replaced again and the tower was closed to the public and ownership was passed to Ramsbottom Borough Council. Later, concrete stairs were introduced and the tower was reopened to the public again in 1985.



Figure 6: Peel Tower on OS 25 inch, 1892-1914

¹⁰ Peel Monument or Holcombe Tower, Bury. *Lancashire Past*.

3.0 LEGISLATION, NATIONAL GUIDANCE AND PLANNING POLICY

- 3.1 The principle statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. Local Planning Authority's should in coming to decisions consider the principle Act, which states the following;

Listed Buildings Section 66(1) - In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Conservation areas Section 72(1) - In undertaking its role as a planning authority the Council should in respect to conservation areas pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

- 3.2 The National Planning Policy Framework (July 2021) states that when determining planning applications Local Planning Authority's should take account of;

- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. The desirability of new development making a positive contribution to local character and distinctiveness.

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- 3.4 P.194 requires applicants to describe the significance of heritage assets and that the level of detail should be proportionate to the asset's importance. P.195 states that the evidence available should be used to consider the impact of a proposal on an asset(s).

- 3.5 NPPF - P.199 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied to its conservation.

- 3.6 The Bury Council Unitary Development Plan (adopted 1997), under policy EN2 – Conservation and Listed Buildings, will seek to preserve the Borough's built heritage

through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance. Specific policies include;

- EN2/1 - Character of Conservation Area. Under which the Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas.
- EN2/3 - Listed Buildings. Under this Policy the Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained.

4.0 THE SIGNIFICANCE OF THE HERITAGE ASSETS

4.1 *Assessment criteria*

It is understood that the sustainable management of heritage assets depends on a proper understanding of the value or significance of the historic environment. Understanding significance, whilst subjective in nature and open to scrutiny is therefore key in managing change to buildings and places, which form part of our heritage.

- 4.2 The NPPF (National Planning Policy Framework, 2021) states that a key objective of the Government's planning policy is the desirability of sustaining and enhancing the significance of heritage assets. The NPPF advises that the more significant the heritage asset the greater weight should be given to its conservation.

- 4.3 The NPPF (Annex 2: Glossary) defines significance as "the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

- 4.4 English Heritage (now Historic England) issued its *Conservation Principles: Policies and Guidance* in 2008, which set out the practice of recognising the heritage value so that informed decisions can be made, helping to manage changes in a coherent and sustainable way. The Conservation Principles sets out four main aspects of significance (or values) to be evidential, historical, aesthetic and communal. Historic England's guidance *Statements of Heritage Significance*, published in 2019 sets down the levels of significance. The purpose of identifying these values allows a proper consideration of the impacts of any work or proposals on them. Assessments of significance however, depend on experience and judgement.

- 4.5 For this assessment the levels of significance can be classified as being;
- *Exceptional*: Heritage values having special interest and national or international importance reflected in statutory designations (Grade 1 Listed Buildings and Scheduled monuments).

- *High*: Heritage values having national importance, demonstrating more than special interest. Other statutory designations.
- *Medium*: Heritage values having regional importance, demonstrating special interest including important group interest.
- *Low*: Heritage values that make a positive contribution to the understanding of the asset, area, group or setting in the local context.
- *Neutral*: Historically unimportant, making little or no contribution to the special interest of the asset.

These levels are intended to address the heritage values outlined below. The following Statement of Significance addresses these tangible values and aims to provide a whole view on the building/sites significance.

4.6 Peel Tower

Evidential value – or archaeological interest

Evidential value is described by Historic England (p.28 EH – CPPG 2008) as being “physical remains of past human activity” which derives value from the “ability to understand and interpret the evidence”.

- 4.7 Harcles Hill, where Peel Tower is located, has relatively limited documented human activity. There is, however, evidence of two quarries, one lying to the north east of the tower and one lying to the south east. Both were sandstone quarries and are known to have been active in 1850, the quarry to north-east was still active until 1930¹¹.
- 4.8 At the far edges of Harcles Hill and on Holcombe moor, numerous sites of human activity can be found. To the western edge, multiple cottages and farmsteads are located, for example Taylor’s Farm, Hamlet’s Cottage and Hamlet’s Tenement, date from the 18th or 19th century and are now abandoned. Nook Farm predates this, having been known to exist in 1622, but is now ruinous. To the north of Harcles Hill lie numerous other quarries and further to the west, on Holcombe Moor, there is further evidence of human activity, which has been noted earlier, with woodland clearance and Bronze Age artefacts.
- 4.9 There is, however, no evidence of human activity in the tower’s immediate surroundings. The Archaeology Data Service holds no specific entries for the building, only for those sites discussed above. Overall, Peel Tower has no documented archaeological interest, yet it is situated in a landscape where areas of archaeological interest can be found. The wider site can therefore be considered as having **neutral** evidential value.
- 4.10 The tower itself provides evidential value in the form of its construction, layout and its architectural design. In this respect it is a fine example of a mid C19 commemorative tower. Whilst some internal change has occurred the ability to interpret the building still exists and in this respect it has a **moderate** significance.

¹¹ J T Blight. 2001. *Archaeological Assessment of Holcombe Moor, Bury*.

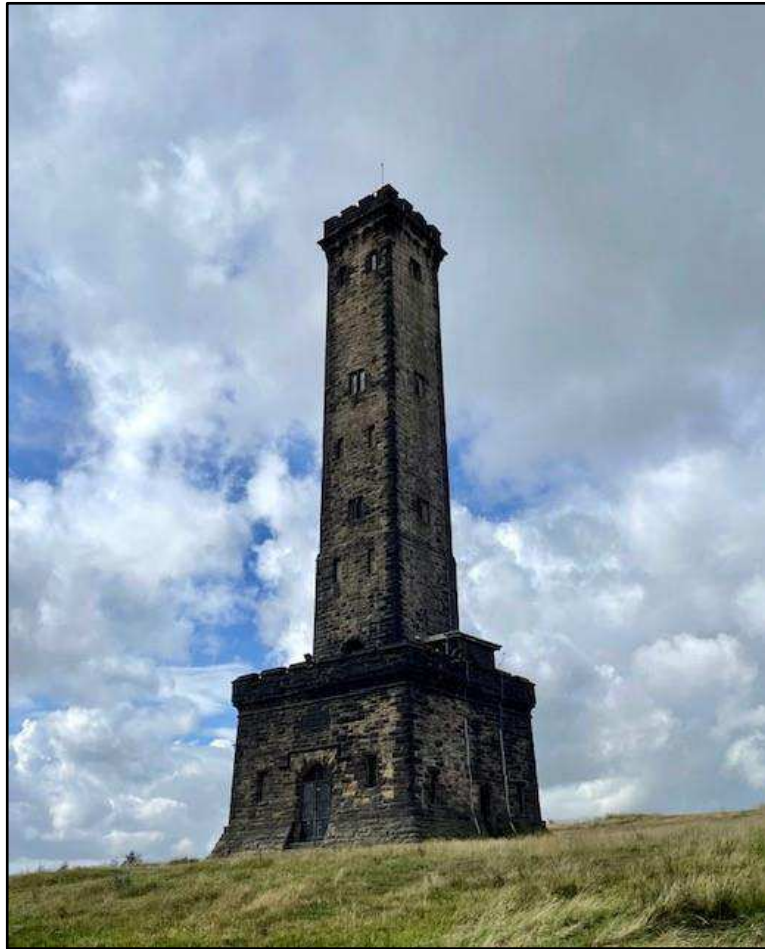


Figure 7: Peel Tower viewing south-west

4.11 *Historic value*

The historic value is the significance of a building, which is derived from the ways in which past people and events can be connected to a building or place. Historic value can be illustrative or associative. Illustrative value derives from how a building can be seen to represent an important event or phase in history whereas associative value relates to the connections a building or place, may have, to important events or people.

- 4.12 The historic significance of Peel Tower is both illustrative and associative. The tower has significant associative value as a monument to Sir Robert Peel, a local figure who is of national importance. Further associative historic value can be found through the tower, as Sir Robert Peel's father was of local importance to Ramsbottom with the expansion of his firm, Peel & Yates, and subsequent construction of his factories and offices in the area in the late 18th century. As such, the tower has a connection to both local history and the industrial heritage of the town, as well as a wider historic significance due to it commemorating a figure of national importance.
- 4.13 The tower also has considerable illustrative historic value. It sits in a prominent location and was erected during a prosperous period for the town, representing the importance of a prominent local figure. It is also a key feature within the Holcombe Conservation Area, which identifies it as an important local landmark. Ramsbottom

greatly expanded during the 19th century and the tower has undergone little alteration since this time. As such, the tower reflects the historic significance of this industrial period and growth of the town. The historic value of Peel Tower can be considered to be of **high** significance.

4.14 *Aesthetic value – or architectural interest*

According to Historic England aesthetic value derives “from the ways in which people draw sensory and intellectual stimulation from a place” (p.30 EH – CPPG 2008). The significance can be attributed to either planned conscious design and/or can be also involve the fortuitous evolution of a building or place.

4.15 Peel Tower makes a significant, positive contribution to its setting and the wider area from which the views of the tower are extensive. The tower is a significant landmark which forms an interesting addition to its moorland setting. Architecturally it is of a simplistic design with much of its interest coming from its monumental slender square form and crenellated parapet top and base. Internally, the building is also of simple design, mainly housing the modern concrete staircase that was introduced in the late 20th century.

4.16 Overall, Peel Tower is an architecturally significant feature within the surrounding landscape, as such its significance can be considered **high**.

4.17 *Communal value*

Historic England describes communal value as coming from “the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory” (p.31 EH – CPPG 2008). Communal values are commonly closely related with significance attributed to associative historical and aesthetic values. Communal value can be commemorative and symbolic or social and have a significance, which is bound up in memories and how a building continues to contribute to the character and appearance of its surrounding area.

4.18 Peel Tower has significant communal value, the tower is a prominent feature in the landscape and Harcles Hill, where the tower is located, is still in consistent use and is a focus for numerous public footpaths from which the tower can be visited. Although it was closed during certain periods, the tower has been open for public visitation since the 19th century.

4.19 Communal value is also found in the history of the site, as the site was erected to commemorate a historic local figure, Sir Robert Peel, and as such the monument is tied to the local history of the area. The communal value of the Peel Tower can be considered to be of **high** significance.

4.20 *Summary Statement of Significance*

Peel Tower is a prominent C19 landmark building of note that has retained its form and much of its original fabric. The significance of Peel Tower is evident from its Grade II listed status and has high aesthetic, historic and communal value. The overall significance of Peel Tower is largely derived from its external appearance and

prominence as a local landmark and from the associative historic value as a structure, which was erected to commemorate Robert Peel, a nationally important historic figure. In this context, it is considered to be of a **high** significance.

5.0 THE PROPOSED WORKS

- 5.1 The proposed scheme is for the installation of a web-cam style camera and flagpole, which replaces an existing flag-pole on the top of the tower. The new demountable flagpole will be attached to the base of the existing flagpole on metal framing. The cameras are to be attached to an attached arm approximately halfway up the shaft of the flagpole.
- 5.2 The cameras themselves are small CCTV type cameras the principle one being approximately 25cm in size. The wiring for the camera will be tied onto the flagpole and attached to the roof.
- 5.3 The installation is to provide a live web link for people/visitors to see the landscape views from the tower.

6.0 HERITAGE IMPACT ASSESSMENT

- 6.1 This Heritage Impact Assessment (HIA) relies on the understanding of the heritage asset and its significance. This impact assessment is a subjective judgment on the impacts of the proposed works. It provides a reasoned professional view on the overall level of impact and how this might be interpreted under current legislation and national planning guidance.
- 6.2 In assessing the impact of a proposal which entails the impact on a heritage asset, this assessment draws on a number of key guiding documents where applicable. These include the English Heritage Conservation Principles, 2008 and Historic England Guidance Good Practice Advice in Planning Notes 2 and 3 (*Managing Significance in Decision Taking in the Historic Environment and The Setting of Heritage Assets - 2nd edition*). I have also considered the impact of the proposal upon the heritage assets by relating directly to the National Planning Policy Framework (NPPF) and Bury Council Local Plan policies.
- 6.3 The 2011 ICOMOS published guidance on Heritage Impact Assessments (albeit for Cultural World Heritage properties) suggests that the impacts or changes caused by proposals on the significance of heritage can be judged taking into account their direct and indirect effects and whether they are permanent and reversible or not. They can be evaluated, having regard to the significance/value of the particular asset or feature as being neutral/no change, causing negligible change, minor change, moderate change or major change. Impacts can be positive as well as negative.

- 6.4 The impact assessment below will provide a qualified judgement on the likely impacts of the proposals on the significance of the different heritage assets, including their setting.
- 6.5 *Impact on the significance of Peel Tower*
- 6.6 The installation of the replacement flagpole and camera to the roof of Peel Tower is of little or no consequence. There are no proposed alterations to the historic fabric of the tower as the proposed flagpole will be attached to a section of the existing flagpole, which is already a modern addition. The introduction of the flagpole and camera will have no direct impact on the fabric of the listed building.



Figure 8: Peel Tower on approach from the south (with flagpole just evident).

- 6.7 Clearly given the landmark status of the structure I am mindful that careful attention has to be given to the potential wider visual impact of any new addition to the tower. Due to the height of the structure, close up views of the proposed flagpole and camera from ground level are very limited. Whilst I noted from my visit that more general views of the tower, are possible on approach (see figures 1, 7 and 8) given the scale of the tower, the addition of the cameras on the flagpole are barely noticeable and have no discernible impact on the significance of the views of the structure within its wider setting.



Figure 9: Photo of top of tower with camera equipment visible above battlement parapet

6.8 The cameras and flagpole only become evident on much closer inspection and then they are seen against the skyline (Figure 9 above). Given the very limited size I do not regard them as significant new additions and the proposed works have a neutral impact on the architectural and historic interest of the listed building.

6.9 *Impact on the setting to any other designated heritage asset*

Historic England's advice on setting is contained in its Planning Note 3 (second edition) entitled *The Setting of Heritage Assets (2017)*, describes the setting as being the surrounding's in which a heritage asset is experienced and explains that this may be more extensive than its immediate curtilage and need not be confined to areas which have public access. Whilst setting is often expressed by reference to visual considerations, it is also influenced by the historic relationships between buildings and places and how views allow the significance of the asset to be appreciated.

6.10 Peel Tower is located to the west of Holcombe and Ramsbottom and numerous other listed buildings are located nearby at the foot of the hill. Grade II* listed Hey House (List Entry 1067269) lies to the south, and eight other listed building lie to the east, a Grade II listed manor house and its outbuildings located on Cross Lane (List Entry 1309235) lie closest to the tower. Whilst Peel Tower can be seen in the same view as

many of the listed buildings, there is considerable distance between them and due to the minimal nature of the work, there will be **no harm** to their setting.

6.11 *Impacts on the Holcombe Conservation Area*

Peel Tower is located to the north of the Holcombe Conservation Area, on the western boundary (see figure 3). As discussed earlier, views into and out from the Conservation Area are of significant importance and Peel Tower contributes substantially to its setting. As noted above, due to the location of the tower on top of the hill and the proposed works being of a minor nature, they will be largely unseen from elsewhere within the Conservation Area. As such, the proposed works will cause **no harm** to either the character or appearance of the Holcombe Conservation Area.

6.12 *Conclusions - summary of the impacts on significance*

6.13 In determining applications affecting Listed Buildings and Conservation Areas, Local Planning authorities have to have due regard for the 1990 Planning (Listed Buildings and Conservation Areas) Act and the duty to preserve heritage assets. Chapter 16 of the NPPF (paragraphs 189 -208) reinforces the need to conserve heritage. The NPPF emphasises the need to balance use, viability and conservation, and places a need for local planning authorities to consider the positive contribution heritage plays to sustaining local areas in its decision-making. Paragraph 197 of the Framework states that decision makers should take account of;

1. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
2. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
3. The desirability of new development making a positive contribution to local character and distinctiveness.

6.14 This report provides an appropriate level of assessment for considering the impact of the proposal on the significance of the designated heritage assets and wider conservation area. The NPPF advises that when considering the impact of a proposal '*great weight should be given to the asset's conservation*' and that more weight should be given to features and elements of high significance than those of lower importance.

6.15 In summary, the above Heritage Impact Assessment identifies that the installation of a flagpole and cameras will have no impact on the stated significance of Peel Tower. The work does not result in any loss or harm of any historic fabric, nor does it have any discernible impact on the appearance of the building. As such the works to the building also have no impact on the character or appearance of the Holcombe Conservation Area.

6.16 In summary, the above HIA identifies that the proposed works cause no level of identifiable harm to the significance of Peel Tower or to the setting of any other heritage asset or to the character or appearance of and Holcombe Conservation Area.

7.0 CONCLUSIONS

Peel Tower is an important Grade II listed heritage asset located on the edge of the Holcombe Conservation Area to the west of Ramsbottom, it is identified as being a building of high significance. The tower has substantial historic, aesthetic and communal value, which is found in its materials and built form, as well as in its historic and communal value as a monument built to commemorate a nationally important figure.

- 7.1 The proposed scheme to erect a camera and replacement flagpole onto the tower has been shown to cause no harm to the significance of the listed building and will not harm the character or appearance of the Holcombe Conservation Area. As such, the proposal would meet with the statutory duty *to preserve* and would meet the objectives of Chapter 16 of the Policy Framework.
- 7.2 Overall, the proposal conforms to the planning guidance contained in Chapter 16 of the NPPF and accords with Policy EN2/1 and EN2/3 of the Bury Council Unitary Development Plan.

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