

70357 – Cragg Farm, Cragg Lane, Summerseat.

Erection of 1.2 metres high fencing / 1.55 m high fencing.

The application site is not within the Brooksbottoms and Rowlands conservation area but is one of a group of dwellings that possess local heritage significance by virtue of their age and the use of vernacular design, materials, form and layout and as such is considered to be Non-Designated Heritage Asset (NDHA).

Paragraph 209 of the NPPF states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The existing timber fencing proposed to be retained is constructed in a solid form giving a utilitarian appearance. It directly impacts on the NDHA and represents a non-historic and non-traditional boundary treatment in an area where boundary treatments are characterised by stone walls and hedgerows. The fencing is a contemporising and urbanising feature which represents an alien and discordant feature within the setting of a heritage asset causing a loss of significance in how the asset is experienced.

As such the retention of the fence cannot be supported in heritage conservation terms.

Conservation Officer

10/6/24