

68084 – Norcot, Moorbottom Road, Ramsbottom

Single Storey Extension

The application site is considered to be a Non-Designated Heritage Asset (NDHA). It is within Holcombe Conservation Area.

Nearby to the south west of the site is the Grade II Listed Hey House.

This application is a resubmission of the previously approved application 67490 and is for a very similar proposal. The only differentiating feature between the two is that the resubmission scheme has a slightly larger footprint resulting in the proposed front elevation of the extension not being set back from the line of the rear elevation of the main dwellinghouse.

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 199 of the National Planning Policy Framework (NPPF) requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 203 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.

Norcot was originally a vernacular two storey, two bay farmhouse constructed with coursed and random local sandstone with a stone slate dual pitched roof with gable ends. Evidence suggests the building was extended sometime during the 19th century into a residential property with two two storey bays to the western gable and eastern gable. The eastern gable is proposed to be extended at single storey level in coursed stone with a dual pitched roof in the same orientation as the main house and a full length corner window feature to the front and side elevation of the proposal.

The heritage assessment has identified the primary heritage value of the building as its architectural aesthetic and that the building has been much altered during its time.

The design, appearance, size and scale of the proposed extension is considered acceptable in relationship to the main house. Even with the increased footprint it would not dominate the main house and its design contains a level of historicism that would relate to the main house, whilst contemporary features of its design would not challenge the architectural aesthetic of it. As such the proposal would not harm the significance of the NDHA.

The proposal would have limited views from within this part of the conservation area its design and materials would be in keeping with the vernacular built form in that part of the conservation area. The ridge of the roof of the proposed extension would be visible from Moorbottom Road along the northern boundary of the site. As such, it is recommended an appropriate condition should be added for the submission of a sample of stone slate to be used and the plan showing the roofing pattern to be approved in writing by the local planning authority prior to commencement. A condition is also recommended for a sample of stone to be used in the construction of the extension and a plan showing the coursing detail to be used which should be similar to the original house, to be approved in writing by the local planning authority prior to commencement. These conditions are recommended in order to preserve the character and appearance of the conservation area. As such the proposal, subject to the recommended conditions would preserve the character and appearance of the conservation area.

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Conservation Officer

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