

71823 – Higher House, Moor Road, Ramsbottom.

Listed building consent for erection of single storey annexe.

No objection subject to acceptance of the following conditions relating to external finishing materials and window detail:

1 – The roof slope covering of the development hereby approved that would face Moor Road shall be constructed from the reclaimed natural stone slab of the previously existing out building in accordance with the submitted Planning Statement dated March 2025. Any additional natural stone slab requirement shall be approved in writing by the Local Planning Authority before its use. The rear facing roof slopes of the development hereby approved shall be natural slate in accordance with the submitted Planning Statement dated March 2025 and approved in writing by the Local Planning Authority before their use. Only approved materials shall be used.

Reason: To preserve the setting of the grade II listed Higher House and the character and appearance of the conservation area.

2 – The external finishes of the elevations and boundary wall of the development hereby approved facing Moor Road and visible in the street scene shall be constructed from the reclaimed natural stone from the previously existing outbuilding in accordance with the submitted Planning Statement. Any additional natural stone requirement shall be approved in writing by the Local Planning Authority before it is used. The stone shall be random coursed in accordance with the Planning Statement dated March 2025 and a sample panel approximately 2m x 2m shall be approved in writing by the Local Planning Authority before the development is commenced.

Reason: To preserve the setting of the grade II listed higher house and the character and appearance of the conservation area.

3 - Sample(s) of the proposed stained timber high performance window frames, with slimline double or single glazed units shall be approved in writing by the Local Planning Authority before the development is commenced. A window reveal set back of between 25mm and 75mm, or otherwise agreed with in writing by the Local Planning Authority shall be confirmed with window reveal set back section detail.

Reason: No details of the proposed windows has been submitted as part of the application and to preserve the setting of the grade II listed higher house and the character and appearance of the conservation area.

4 – The proposed boundary wall gates and external doors shall be of stained plain timber, details to be submitted to and approved in writing by the Local Planning Authority.

Reason: No details of the proposed gates or doors have been submitted as part of the application and to preserve the setting of the grade II listed higher house and the character and appearance of the conservation area.

Conservation Officer

14/5/25