

36 Butler Street, Ramsbottom BL0 9EL

HERITAGE STATEMENT

Introduction

The property is within Ramsbottom Conservation Area which was formed by amalgamating 3 smaller areas in 2007. It is a mid terraced, two storey stone cottage with a small yard directly at the rear of the house. There is a stone retaining wall to the upper level of the rear yard area with steps up to the back street.

Work has already occurred. A storage room has been created at the lower level with timber slatted walls. The floor of the upper level has been extended over the store room to give it a flat roof. There is a fence to separate the roofed area from the existing steps. Yard walls have been clad in horizontal timber slats to match the fence.

The new flat roof will extend the useable upper yard area in the form of a raised balcony. It is intended to erect a toughened glass balustrade at the edge of the balcony

Building Regulations consent has been obtained but the applicant was unaware that planning permission was also needed for the balcony. The store room, the new fence and the cladding of the existing walls is permitted development not requiring a planning application.

Planning Policy

The latest version of the National Planning Policy Framework was issued in December 2023, with a further revision out for consultation.

Paragraph 200 of the NPPF requires an applicant to describe the significance of any heritage asset affected. The level of detail in a Heritage Statement should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Where a development will lead to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the benefits of the proposal.

The NPPF, in paragraph 11, encourages the granting of planning permission for sustainable development which should be in accordance with the development plan unless material considerations indicate otherwise. The NPPF requires local planning authorities to approach decision taking in a positive way (para 38) and to look for solutions rather than problems. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions (para 55).

The Greater Manchester "Places for Everyone" document was adopted in March this year. Policy JP-P2, Heritage, contains general aspirations for the preservation and enhancement of the historic environment.

The Bury Unitary Development Plan was adopted as long ago as 1997. Policy EN2/2 – Conservation Area Control states that "development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area".

A Ramsbottom "Conservation Area Appraisal and Management Plan" was produced on behalf of the Council in November 2011. The house is a typical stone cottage built for mill workers in one of three parallel terraced rows, Albert Street, Victoria Street and Callender Street, on sloping land to the west of Ramsbottom town centre.

Justification

The important contribution to the character and appearance of the Conservation is the uniform appearance of the front of the rows of terraced house with matching materials and uniform window and door openings.

The rear of the houses, including 36 Butler Street, is largely hidden by the sloping land and high yard walls. Most of the houses have been altered, including rendered walls, new windows and extensions. There is not a uniform appearance that needs to be preserved.

Number 32 has approval (number 60496) for a single storey extension with a spiral staircase. Number 38 has an extension to virtually the full length of the yard. There is timber decking above the extension with planning permission refused on 2 occasions, most recently in 2008 (number 49965). The decking is still there!

It is understood that the ongoing work at number 36 has been reported to the Council by a neighbour although, in my opinion, no residents would be significantly affected. An objection may be anticipated.

- The storage building, with its flat roof, is permitted development, even in a Conservation Area, as is the timber fence and cladding.
- It makes sense to use the roof area above the store room to increase the area of amenity space for occupiers of the house.
- The use of clear glass for the balustrade will make it virtually invisible.
- The timber fence and cladding will weather to a similar colour to the stone.
- The balcony is not visible from the back street.

The character and appearance of the Conservation Area will be preserved. Planning permission should therefore be granted.