

73078 – 4 Hey House Mews, The Byre, Holcombe Old Road, Ramsbottom.

Porch extension to front elevation.

The application building and surrounding properties are within the Holcombe Village conservation area.

The host building is single storey; stone built with an uninterrupted dual pitched natural slate roof. The existing roof slope and eaves have been extended down over the existing front door to form an open porch. The proposal would create an enclosed porch extension with a dual pitched roof which would project above the height of the existing eaves on a single storey building. The application building forms a courtyard area along with Hey House Mews, Hey House Cottage and Hey House. None of the elevations facing the courtyard have enclosed porches. That part of the conservation areas' built environment is characterised by buildings built from natural stone are predominantly two storey with predominantly slated roofs. The application site is within the setting of the grade II* listed Hey House. Public footpath 38RAM traverses the courtyard area in an east/west direction. The non-designated heritage buildings enclosing the courtyard area, including the application building make positive contribution to the character and appearance of that part of the conservation area.

The proposed porch would by virtue of its design, size and siting neither preserve or enhance the character or appearance of the conservation area causing harm to it and to the building which whilst not designated contributes to the character and appearance of that part of the conservation area. The proposal would represent an incongruous, discordant and contemporising feature within the architectural grain of that part of the conservation area and would be an overly visually dominant feature. There is no identified public benefit that would outweigh the harm that has been identified.

As such the proposal would not comply with amended policies of the NPPF; HE6 paragraphs 1 to 4 and HE9 paragraph 1.

Conservation Officer

27/8/26