

72115 – 10 Lumb Carr Road, Ramsbottom.

Variation of condition no. 1 (approved plans) and Removal of condition nos. 2 (external finishing materials) and no. 3 (materials, construction and fitting) of planning permission 71334.

The original consent, 71334, gave permission for a porch at the side (canopy); loft conversion; new slate roof; roof light at the front; removal of existing render at the sides and front with re-rendering of the sides and replacement windows.

Condition 2 of 71334 required:

No works shall recommence until full details/samples of the following works have been submitted to the Local Planning Authority and approved in writing by the Local Planning Authority.

- Treatment and repair works to the coursed stone on the front elevation,
- Repointing of the coursed stone on the front elevation
- New breathable render relating to the side and rear elevations and
- Re-roofing
- Reflagging the external areas of hardstanding

Only the approved works shall be carried out.

Condition 3 71334 required:

Full details of all replacement windows (materials, construction and fitting) shall be submitted for approval by the Local Planning Authority within one month of this decision notice and/or before development commences, whichever is sooner. The approved works shall then be carried out in complete accordance with those details.

The removal of the two conditions would mean the planning permission could not be lawfully implemented. The conditions were imposed to ensure the character and appearance of the conservation area was at least preserved.

The plastic UPVc windows would not be replaced which would maintain a negative feature on the building and would not preserve the character or appearance of the conservation area.

The requirement to re-render the front elevation instead of repairing and repointing the stone after the removal of the old render would not preserve or enhance the character or appearance of the conservation area. It would represent a missed opportunity to further enhance the character and appearance of the conservation area in accordance with paragraph 219 of the NPPF and section 72 (1) of the Planning (Listed Building & Conservation Areas) Act 1990 and preserve the character of the building.

As such the removal of conditions 2 and 3 of planning permission 71334 cannot be supported in heritage conservation terms.

Conservation Officer

5/8/25.