

Heritage statement
to support planning application
to vary PP for three new dwellings
on site of former Halter Inn Works
11 Redisher Croft, Ramsbottom

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1 Introduction

- 1.1 This heritage statement has been produced to support an application to Bury Council to vary condition 2 (ie change the approved drawings) of planning permission 69702, which permits the erection of three detached dwellings on the site of the now demolished Halter Inn Works. It was commissioned by the applicant Mr Paul Brack via his agent Extensions NW Ltd, and a site visit was made by the writer on 30 September 2025.
- 1.2 The application site lies within the Holcombe Village conservation area (a designated heritage asset), and so a heritage statement is required for the application, to assess both the significance of the asset, and the potential impact of the development on that significance.

2 Location and setting

- 2.1 The application site lies about 2km south-west of Ramsbottom town centre, in the area known as Holcombe Brook, which takes its name from the watercourse which flows past the site, much of it within a culvert. Vehicular access is off Bolton Road West, via Redisher Croft (a public bridleway).
- 2.2 The site itself is level, and following demolition of modern commercial buildings, is temporarily laid as hardstanding. Ground level rises to the south, west and north, and there are some trees around the site.
- 2.3 Neighbouring properties include a detached dwelling to the south (Halter Bridge Cottage, also known as 7-9 Holcombe Brook/Redisher Croft), and a residential estate of four houses to the north (Redisher Croft). On the east side, separated from the site by the brook, are the backs of properties along Bolton Road West, including the Hare and Hounds public house.

3 Planning history

- 3.1 Planning permission for the demolition of industrial buildings and the erection of three detached dwellings was granted in 2023 (ref: 69702); a subsequent application to vary condition 2 (72050) was withdrawn, and a second such application (72081) was refused on 29 August 2025.
- 3.2 Of the three reasons given for the refusal of 72081, only no. 1 concerns the impact on heritage assets:

The proposed development by virtue of the increase in height, change to the roof form, alterations to the facades and design and placement of the

windows would introduce discordant, alien and urbanising features and design which would have an unacceptable impact on the Holcombe Conservation Area of which the site forms part. The proposal would neither preserve or enhance the traditional character or appearance of the Conservation Area. The proposal therefore conflict with the following policies EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control, JP-P2 Heritage and the principles of the NPPF.

4 Current scheme

- 4.1 The current scheme has been revised to take heed of this reason for refusal, and of relevant comments included within the case officer's delegated report. It is considered that the current proposal would now not result in any harm to the significance of the conservation area, whose special interest would be preserved.

5 Holcombe conservation area

- 5.1 The conservation area (CA) is described at length in the council's adopted appraisal¹, which reads that it *"is rural in character and comprises of a series of scattered hamlets"*, but the application site lies close to the CA's southern end, and is not typical for the area as a whole; it is more realistic to say that the site presently forms part of suburban development within the Bolton Road West corridor.
- 5.2 Although there is a narrow strip of countryside running to the west of the site, the buildings which otherwise form its surroundings are not typical of the CA, and are especially atypical of those which confer the special architectural or historic interest for which it was designated.
- 5.3 7-9 Holcombe Brook appears to have originated as a pair of late 19th century semi-detached houses, and has pitch-faced stone to the front elevation, with concrete tile roof and uPVC window frames (photograph below). Its north gable, which faces the application site, is pebble-dashed; the three-storey, probably 18th century Halter Inn formerly adjoined here, and was part of a short row of traditional buildings demolished in the early or mid 20th century, and subsequently replaced by the industrial buildings which were recently demolished.

¹ Kathryn Sather & Associates 2010 *Holcombe Conservation Area, Ramsbottom, Bury: Conservation Area Appraisal*



7-9 Holcombe Brook, with application site to the right

- 5.4 The small modern housing estate of Redisher Croft, to the north of the site, consists of modern detached, brick-built houses with concrete tile roofs, which reflect nothing of the locality's vernacular tradition and do not appear to be in keeping with the CA's special interest.
- 5.5 Along Bolton Road West, the modern buildings to either side of the entrance to Redisher Croft are stone-faced with natural slate roofs, so are predominantly of traditional materials which do contribute positively to the CA, but other aspects of their design are clearly modern (photograph below).

6 Current proposals

- 6.1 In terms of their potential impact on the CA, the current proposals differ in only a very limited way from those approved under 69702, and would clearly adhere to the local building tradition in the use of coursed, pitch-faced sandstone facings, sawn stone dressings, and slate roofs, all very much in keeping with the nearest neighbouring house at 7-9 Holcombe Brook and some other nearby dwellings.



Modern buildings along Bolton Road West, to either side of entrance to Redisher Croft

- 6.2 The front elevations of the three houses would be prominent in views from the public bridleway, and their broadly traditional design remains very close to the approved scheme. In contrast, topography and the nature of neighbouring land mean that the rear elevations would be entirely concealed from public view, and this gives scope for some diversion from the approved scheme, through the addition of a rear-facing gable on the second floor, with modest first floor balcony below. These design features have close parallels within many other nearby properties within the CA, and this fact combined with the concealed nature of the rear elevations mean that no harm to the CA's significance would arise in this regard.
- 6.3 The current scheme also proposes PVC window frames with triple-glazed units. PVC is widely used in the majority of nearby houses, and the profiles and appearance of such frames can be comparable with timber. In their overall form the houses would be very obviously modern in date, with the use of stone and slate being the primary means by which they would accord visually with surrounding buildings within the CA. Any harm to the CA which might be perceived to arise from this minor aspect of the design should be balanced against the public benefit of reduced carbon emissions which triple-glazing would permit.

7 Conclusion

- 7.1 Overall, the proposed variation from the approved design would fully preserve the character and appearance of the CA, with only a neutral impact, when the context and immediate surroundings of the site are considered. The application is therefore entirely acceptable in terms of its impact on the historic environment.

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