

66444 – Brookhouse Farm, Holcombe Road, Tottington

Demolition of existing garages/stables and erection of 1 no. dwelling

The application site is adjacent to the northern boundary of 218 Holcombe Road a circa 18th century two storey stone cottage and is considered to be a building of local heritage value and as such is considered to be a Non-Designated Heritage Asset (NDHA). This is joined on its southern gable to the circa 17th century stone threshing barn and shippon. This barn is Grade II listed. It is sited along the edge of Holcombe Road, with open fields to the south and east and 20th century residential development to the north and west. The Cormar Carpet plant lies approximately 100m to the south west. Shepherd Street runs west to east from Holcombe Road approximately 100m north of the site. Shepherd Street is screened along its length with high, dense hedgerow on both sides.

The proposal involves the demolition and removal of garages to the north of the site where the proposed dwelling is proposed to be sited and stables to the south of the site. Both structures are from the mid/late 20th century.

Paragraph 189 of the NPPF - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 190 of the NPPF - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 193 of the NPPF - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 of the NPPF - Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Substantial harm to or loss of: 56 a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 197 of the NPPF states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which require decision makers to have special regard to the desirability of preserving a listed building or its setting or any feature of architectural or historic interest it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building.

The application is accompanied by a heritage assessment of significance which adequately describes the sites significance as an NDHA and the listed building and the potential impact or otherwise of proposal on that significance.

The listed building and NDHA would have only limited views from wider distances and those views are not considered to be within the heritage assets' setting, influencing the ability to appreciate that significance. The setting is restricted to much shorter views north and south along Holcombe Road and residential properties to the north and west of the site. The heritage assets would not be visible from longer distance to the south and west as illustrated by the submitted landscape visual analysis.

Historic England describes the setting of heritage assets as the ability to experience and appreciate the significance of the asset. The proposal would not have an impact on the setting of the NDHA or listed building to the degree that it would alter the way in which the significance of the NDHA and listed building is experienced and appreciated. As such the proposal would not affect the setting of the listed building or NDHA.

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Conservation Officer

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