

72457 – Land off Whalley Road, Ramsbottom

Application for permission in principle for up to 9 no. dwellings

There are two heritage assets to the north of the application site; a Non-Designated Heritage Asset (NDHA) – 2 Higher Fold Lane, opposite Higher Fold Farm, Ramsbottom and the Grade II listed building (LB) - Higher Fold Cottage, Ramsbottom.

Whilst there would be no objection in principle, from a heritage conservation stand point, to the proposed development a subsequent application for the approval of technical details will require an assessment of the significance and the setting of the both the LB and the NDHA with regard to understanding any contribution made by their setting to the significance of the assets, and how any impact of the proposal would affect that significance.

Paragraph 207 of the National Planning Policy (NPPF) states that 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.

Other relevant policies would be:

Adopted UDP policy EN2/3 – Listed Buildings

Greater Manchester Combined Authority Joint Plan – JP-P2 Environment.

Paragraphs 208, 210, 212, 213, 214, 215, 216 of the NPPF.

Conservation Officer

3/11/25