

73138 – Clarks Craft Products, Empire Works, Railway Street, Ramsbottom.

Single storey extension at front.

The application site is outside but adjacent to the boundary of the Ramsbottom conservation area and as such it is considered to be within its setting.

Paragraph 219 of the National Planning Policy Framework (NPPF) states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The application building is within the setting of the conservation area and although its contribution to its setting is not significant due to its contemporary design and materials it does possess a symmetry and visual uniformity. The proposed front extension would alter this, visually truncating the front elevation of the building at first floor level, that possesses strong verticality by virtue of a discordant, visually horizontal single storey addition to the front of the building. As such the proposal does not accord with the aim paragraph 219 of the NPPF and therefore cannot be supported in terms of heritage conservation.

Conservation Officer

13/8/26