

HERITAGE STATEMENT

Incorporating Conservation Area Appraisal / Statement of Impact and Green Belt Assessment

Proposed Front Porch Extension

The Byre, 4 Holcombe Old Road, Ramsbottom, Bury, BL0 4QS

Prepared by:

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Status: For Planning

1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Baltik Architecture Ltd on behalf of the applicant in support of a householder planning application for a proposed front porch extension at The Byre, 4 Holcombe Old Road, Ramsbottom, Bury, BL0 4QS ("the Site").
- 1.2 The Site lies within the Holcombe Conservation Area and within the Green Belt. This Statement has been prepared in response to the Council's validation requirements, which request (i) a contextual Conservation Area Appraisal / Statement of Impact addressing how the proposal has been designed to have regard to the character and/or appearance of the conservation area, and how it preserves or enhances that character or appearance; and (ii) an assessment of the proposal against national and local Green Belt policy.
- 1.3 This Statement should be read in conjunction with the submitted application drawings, which describe the existing dwelling and the proposed development in full.
- 1.4 This Statement is proportionate to the scale of the works proposed, in accordance with Paragraph 200 of the National Planning Policy Framework (NPPF), which requires applicants to describe the significance of any heritage assets affected in a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

2.0 LEGISLATIVE AND POLICY CONTEXT

Primary Legislation

- 2.1 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Policy

- 2.2 Chapter 16 of the NPPF ('Conserving and enhancing the historic environment') requires great weight to be given to the conservation of designated heritage assets, and requires proposals to sustain and enhance the significance of heritage assets. New development within conservation areas should enhance or better reveal their significance, and proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably.
- 2.3 Chapter 13 of the NPPF ('Protecting Green Belt land') establishes that the construction of new buildings in the Green Belt is inappropriate, subject to a number of exceptions. These exceptions include the extension or alteration of a building provided that it does not result in

disproportionate additions over and above the size of the original building (as identified in the Council's validation requirements with reference to Paragraph 145(c) of the Framework).

Local Policy and Guidance

- 2.4 The relevant local planning policy context is provided by the development plan for Bury, including the saved policies of the Bury Unitary Development Plan relating to the Built and Natural Environment, conservation areas and the Green Belt.
- 2.5 The Council's Supplementary Planning Guidance Document 6 advises that, in general and subject to the individual merits of each scheme, additions of up to one third (33%) of the original dwelling could be supported in the Green Belt, provided the addition maintains the openness of the Green Belt.
- 2.6 The Holcombe Conservation Area Appraisal (2010) provides the Council's adopted assessment of the character and significance of the conservation area and has informed the preparation of this Statement. An Article 4 Direction is in force within the Holcombe Conservation Area, removing certain permitted development rights for householders; planning permission is therefore sought for the works described.

3.0 THE SITE AND ITS HERITAGE CONTEXT

The Holcombe Conservation Area

- 3.1 The Holcombe Conservation Area was designated in 1970, confirmed in 1974 and extended in 1978. It encompasses the upper valley settlement of Holcombe Village together with a number of small agricultural hamlets and groups of stone buildings characteristic of the West Pennine Moors. The village is notable as a rare example of a pre-industrial settlement that has remained largely untouched by modern development, set on the east-facing slope of Holcombe Hill overlooking the Irwell Valley.
- 3.2 The Conservation Area Appraisal identifies the following as key characteristics of the area:
- A dispersed, organic settlement pattern of scattered buildings and hamlets which has developed slowly from the 16th to the 19th centuries, connected by narrow lanes and footpaths bounded by stone walls;
 - A predominance of modest, small-scale vernacular buildings, with the majority of buildings dating from between 1600 and 1900, the older buildings concentrated along the historic routes of Cross Lane and Holcombe Old Road;
 - The intrinsic relationship between the built form and the surrounding moorland landscape, with green fields and woodland separating the dispersed settlements;
 - Long panoramic views out of the area and up towards Peel Tower on Holcombe Hill, which dominates the landscape setting.

- 3.3 Holcombe Old Road itself is one of the historic pre-industrial routes along the hillside shelf, and the buildings which front it contribute to the historic settlement pattern of the conservation area.

The Site

- 3.4 The Site comprises a single-storey detached dwelling (bungalow) of brick construction. The property is not a listed building. Its heritage interest derives from its position within the Holcombe Conservation Area and its contribution, as part of the general built fabric along Holcombe Old Road, to the setting and character of the area. The building is of a modest domestic scale consistent with the prevailing low-rise, small-scale character of the conservation area.

4.0 THE PROPOSAL

- 4.1 The application seeks householder planning permission for the erection of a front porch extension. The porch is designed as a modest, subordinate addition to the principal elevation of the dwelling and will be constructed in brickwork to match the existing dwelling, with the roof form, eaves details, fenestration and materials selected to correspond with the host building.
- 4.2 The proposed porch has a volume of approximately 13m³. The existing dwelling has a volume of approximately 332m³. The proposal therefore represents an increase of approximately 3.9% over the volume of the original dwelling.

5.0 STATEMENT OF IMPACT: HOLCOMBE CONSERVATION AREA

Design Approach

- 5.1 The proposal has been designed with specific regard to the character and appearance of the Holcombe Conservation Area, as follows:
- Scale and subordination — the porch is deliberately modest in footprint, height and volume (13m³), reading as a clearly subordinate addition to the host dwelling. It preserves the small-scale, low-rise domestic character which the Conservation Area Appraisal identifies as fundamental to the area;
 - Materials — the porch will be constructed in brickwork to match the existing dwelling, ensuring a coherent and unified appearance. Matching the host building avoids introducing discordant materials into the street scene;
 - Form and detailing — the roof pitch, eaves and detailing of the porch follow those of the existing dwelling, so that the addition appears as a natural and sympathetic evolution of the building rather than an incongruous element;

- Settlement pattern — as a minor front addition to an existing dwelling, the proposal does not alter the historic plot pattern, building line rhythm or the dispersed settlement grain of the conservation area, and does not affect any historic boundary treatments, stone walls, lanes or footpaths;
- Views — given its very limited scale and siting against the principal elevation of the host dwelling, the porch will not intrude upon any of the important long-distance or panoramic views identified in the Conservation Area Appraisal, including views towards Peel Tower and Holcombe Hill.

Assessment of Impact on Significance

- 5.2 The significance of the Holcombe Conservation Area derives principally from its surviving pre-industrial settlement pattern, its vernacular building stock and its landscape setting. The host dwelling makes a neutral contribution to that significance as part of the general domestic fabric of the area.
- 5.3 The proposed porch is a minor domestic addition of matching materials and sympathetic form. It will not result in the loss of any historic fabric, will not affect any listed building or its setting, and will cause no erosion of the characteristics for which the conservation area was designated. The change to the appearance of the dwelling from the public realm will be negligible and entirely in keeping with the established character of the property and the street.
- 5.4 It is therefore concluded that the proposal preserves the character and appearance of the Holcombe Conservation Area, in accordance with the duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the NPPF and the relevant policies of the development plan. No harm — whether substantial or less than substantial — is identified to the significance of the designated heritage asset.

6.0 GREEN BELT ASSESSMENT

- 6.1 The NPPF confirms that the extension or alteration of a building in the Green Belt is not inappropriate development provided that it does not result in disproportionate additions over and above the size of the original building.
- 6.2 The Council's Supplementary Planning Guidance Document 6 advises that additions of up to one third (33%) of the original dwelling could generally be supported, subject to the individual merits of the scheme and provided the addition maintains the openness of the Green Belt.
- 6.3 The volumetric assessment is as follows:

Element	Volume
Existing (original) dwelling	332 m ³

Proposed front porch	13 m ³
Increase over original dwelling	3.9%
SPG Document 6 general guideline	33%

- 6.4 At approximately 3.9%, the proposed addition falls very substantially below the 33% guideline set out in SPG Document 6 and cannot reasonably be regarded as a disproportionate addition over and above the size of the original building.
- 6.5 In terms of openness, the porch is a very small single-storey structure positioned against the principal elevation of the existing dwelling, within the established residential curtilage. It has both a negligible spatial impact (13m³ of additional built volume) and a negligible visual impact, being read entirely against the mass of the host building. The openness of the Green Belt, in both its spatial and visual dimensions, is maintained, and the proposal does not conflict with the purposes of including land within the Green Belt.
- 6.6 The proposal therefore constitutes appropriate development in the Green Belt and accords with the NPPF and the Council's adopted guidance.

7.0 CONCLUSION

- 7.1 This Statement has assessed the proposed front porch extension at The Byre, 4 Holcombe Old Road, Ramsbottom against the statutory duty in Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the relevant provisions of the NPPF, and the Council's adopted local policy and guidance.
- 7.2 The proposal is a modest, well-mannered addition of matching brickwork and sympathetic form which preserves the character and appearance of the Holcombe Conservation Area and causes no harm to the significance of the designated heritage asset. At approximately 3.9% of the volume of the original dwelling, the addition is far below the Council's 33% guideline, is not a disproportionate addition, and maintains the openness of the Green Belt.
- 7.3 For the reasons set out above, the proposal accords with national and local policy in respect of both the historic environment and the Green Belt, and it is respectfully requested that planning permission is granted.