

71009 – Higher Ash Barn, 12 Hawkshaw lane, Tottington.

Change of use of land to residential, engineering operations and erection of a garage/garden outbuilding.

Revised plans received September 2025.

Higher Ash Barn is considered to be a Non-Designated Heritage Asset (NDHA).

Paragraph 216 of the National Planning Policy Framework 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.

The proposed outbuilding would have an indirect impact on the setting of the NDHA identified.

By virtue of the proposals' size, scale, design, materials and resultant massing with the NDHA the proposal would not represent a level of visual impact on the setting of the NDHA that would lead to a loss of significance warranting refusal.

Conservation Officer

22/9/25