

**The Lord Raglan Public House, Mount Pleasant,
Bury BL9 6SP**

Ref: 4431

Second Heritage Statement Addendum

13th August 2024

Background

A listed building consent and planning application (Ref: 65428 & 65331) were submitted in February and April 2020 respectively for the conversion of the Lord Raglan Public House to form ~~four~~ **five** apartments, together with the development of six terraced houses on the former car park. In response to this application, Bury Council's (the Council) Conservation Officer stated that:

The conversion of the Listed Lord Raglan would be acceptable in that it would be brought back into a viable use. Its historic, communal, evidential and aesthetic values would not be impacted by the proposed conversion as only internal alterations would be carried out and as far as is understood would only result in the adaptation of the building which would be reversible and the soft strip or removal of 20th century fixtures and fittings. As such its group value would not be affected nor would its conversion impact on the character and appearance of the conservation area. ~~The loss of the 20th century extension is also welcomed~~ (dated 16th June 2020).

However, concerns were raised relating to the proposed row of terraced houses on the former car park to the public house. Although the car park is considered to fall within paragraph 213 of the National Planning Policy Framework (NPPF, Dec 2023) namely '*not all elements of a Conservation Area...will necessarily contribute to its significance...*' it is important that it is not replaced by a potentially more negatively impactful development.

Following the submission of the original application a series of constructive meetings were held with Bury Council's Conservation Officer. These discussions and the Conservation Officer's subsequent comments helped to shape a set of revised design proposals which evolved since the original application and were further informed by the significance of the relevant built heritage assets.

Design mitigation was embedded within the revised proposals which were re-submitted as a revised version in October 2021 (Ref: 65428 & 65331). The proposals were accompanied by a Built Heritage Statement (BHS), dated October 2021 which satisfied the requirements of what was paragraph 194 and what is now paragraph 200 of the NPPF.

The heritage benefits of the scheme ~~included the~~ **were identified by the applicant as being the loss of the car park area as an inappropriate feature in the conservation area and the** development of the Grade II listed Lord Raglan Public House to secure its optimum viable use. The wider public benefits of the scheme were included in the planning statement that accompanied the application.

However, on 14th April 2022, Bury Council refused consent citing 6 reasons for refusal. The following of which pertain to heritage issues:

- Reason for Refusal 3: The proposed development by virtue of its scale, mass and siting would have an unacceptable impact on the Mount Pleasant Conservation Area of which the site forms part. The proposal would neither preserve or enhance the traditional character or appearance of the Conservation Area and would therefore conflict with Bury Unitary Development Plan policies EN2/1 and EN2/2 and Section 16 of the National Planning Framework.
- Reason for Refusal 4: The proposal would have a detrimental impact on the setting of the Grade II Listed Lord Raglan, the Grade II Listed 13-28 and 35-40 Mount Pleasant and thus harm the significance of the listed buildings identified. The proposal would therefore conflict with Bury Unitary Development Plan policies EN2/3 and Section 16 of the National Planning Policy Framework.

New applications were submitted in October 2023, (Ref. 70213 & 70214) for the conversion of the existing public house, The Lord Raglan, to 5 no. apartments and erection of 3 no. terraced houses on the existing car park. A Heritage Statement Addendum, dated September 2023 accompanied the application.

The applicant worked to further refine the design proposals with a revised scheme accompanied by a Planning Statement Addendum submitted on 10 January 2024 which sought to respond to the reasons for refusal referenced above (as well as the other reasons which are covered in the planning statement and other documents that accompanied the application).

Current Application

This Statement serves as an update to the scheme submitted on 10 January 2024. However, the current revised version will solely focus on the conversion of the Lord Raglan Public House, The proposed development of the listed building is exactly the same as proposed in the listed building consent and planning application (Ref: 65428 & 65331) submitted in February and April 2020 respectively for the conversion of the Lord Raglan Public House to form five apartments as evidenced in the accompanying documents and drawings.

~~as the proposal to replace the existing car park with dwellings has been discarded, as evidenced in the accompanying documents and drawings.~~

The baseline heritage context remains the same and therefore, this Second Heritage Statement Addendum should be read alongside the BHS that was submitted in October 2021 (appendix A to this Addendum). Thus the BHS and this Second Heritage Addendum should be read together and combined meet the requirements of paragraph 200 of the NPPF to undertake a proportionate assessment of the relevant built heritage assets.

Whilst the current proposal must be considered afresh and on its own merits, it is also important that the application is seen in its full evolution, having had the benefit of earlier advice from officers of the Council and having responded/reacted to that advice as well as comments made by interested parties through consultation.

Proposed development

The Applicant proposes to convert The Lord Raglan Public House to form 5 two-bedroomed residential apartments over the ground/first floors and attic.¹

¹ DAS, bottom of page 1 under heading **Proposal**

All the apartments would be accessed from either the existing front entrance ~~and the or~~ existing external staircase at the rear of the property in the case of the ~~would be used to access the~~ two apartments at first floor level. Otherwise, the main structural elements would remain largely unchanged. New partition walls would be used where necessary to divide rooms, with insulated panels between adjoining apartments. All existing windows would be retained. Where windows have failed, these will be replaced with like for like replacements. and a new matching window would be inserted into the rebuilt northern elevation following the removal of the existing flat-roofed section.

An improved vehicular access would be formed on the northern side of the building leading to a parking area at the rear with four parking spaces.²

Heritage Assets

The BHS at appendix A, sets out the methodology used to assess the potential impact of the proposed development on the relevant heritage assets, namely Historic England's GPA3: 'The Setting of Heritage Assets' (December 2017). As referenced above, the BHS was produced to assess the potential impact of a much larger scheme. The current application relates to a scheme which is much reduced in scale and only relates to the conversion of the Grade II listed Lord Raglan public house.

As such, this Second Heritage Statement Addendum, assesses the potential impact of the current application on the significance of the public house and the Mount Pleasant Conservation Area only. The other heritage assets identified in the BHS have been taken out of scope of the proportionate assessment in this Addendum. For a fuller understanding of the heritage assets and their significance, the reader is directed to the BHS in appendix A.

The Lord Ragland (Grade II, NHLE: 1318119)

Description and History

The Lord Raglan is a detached, two storey stone building with cellars and an attic, dating from the nineteenth century with later additions, situated to the north of the former cotton mill complex and factory village known as Mount Pleasant, at Nangreaves 4km north of Bury.

Known locally as 'The Rag' it is said to have been originally used as a butcher's shop and store on the busy turnpike road between Bury and Burnley, later becoming a hostelry, although the origins of this are not clear. The original date of the building is also in some doubt, in places ranging from 1825 (according to the Nangreaves Village website [www.nangreaves.freeuk.com]) although attributed to the late nineteenth century in the Conservation Area Appraisal. The Historic England listing describes it as:

"On extreme north-east corner of mill complex. Probably late C19, much altered. Stone, painted white, with moulded stone cornice and stone chimney. Added square porch. Four windows with modern glazing bars. Included for Group Value only"

Notably, the building is not present on the 1851 Ordnance Survey map, being first shown on the 1893 version (surveyed 1891) and marked as a Public House along with its longstanding name.

A small outbuilding stands to the south of the building on early maps, adjoining No. 12 Mount Pleasant. This appears to have been extended during the early part of the twentieth century and later replaced with the

² DAS, page 2 under heading **Access**

present single storey extension (figure 14 on page 12 of the BHS). The front porch and rear staircase are also later additions (figures 14, 19 and 20 of the BHS), and the single storey element on the north-western corner which originally housed a brewery appears to have been altered and/or replaced (figure 16 on page 12 of the BHS).

At basement level there are storage cellars accessible from lower ground at the rear along with access to a lower-level kitchen area. At ground floor, the pub is divided into three spaces. The main bar occupies the right-hand bay of the original building with a late 20th century reproduction fireplace. An entrance porch and toilets lie off this space. A panelled dining area occupies the left-hand wing now extending seamlessly into the southern single-storey extension. To the north-west is an area used as a bar/dining room with reproduction timber beams and fireplace (figure 21 in the BHS).

Above, there are five private rooms at first floor level, and an attic room with windows on each gable end. A staircase extension at the rear provides access to basement, ground and first floors (figure 20 of the BHS). The main part of the building has been returned to its original stone-faced appearance, having formerly been whitewashed, although the gables, chimney and rear elevation all remain rendered/whitewashed (figures 20 and 22 of the BHS). The later flat-roofed elements to the north and south of the main building are both painted stone laid in unmatching courses. Many of the windows have been replaced with uPVC units.

Outside, the building fronts onto Walmersley Old Road which is cobbled as far as the pub and there are small seating areas to either side of the porch. At the rear is an outdoor seating area overlooking open countryside, and a small yard area (figure 23 of the BHS). To the north is a car park, raised above the adjoining field level and sloping up to the north, with concrete posts and railings around the perimeter (figure 24 and 15 and 17 on page 12 of the BHS). The car park extends to around 600sqm, with space for around 50 customer cars.

Assessment of Significance

The listed building has undergone a considerable degree of unsympathetic changes both internally and externally most notably the extensions, window treatment and internal studwork and thus the list description notes that the public house is included for **group value only**.

Setting

The immediate setting of the pub is formed by its small yard to the west and car park to the north (figure 23 and 24 of the BHS) with its eastern elevation fronting Walmersley Old Road. To the south are 8-12 Mount Pleasant (figure 25 of the BHS) which are all Grade II listed and referenced in more detail in the BHS. The other properties are made up of the 1980s infill development that were constructed when the Mill building was demolished (see figures 34, 35 and 37 on page 18 of the BHS).

The Site is surrounded by open countryside to the north, east and west forming the exposed shoulder of Snape Hill below Harden Moor. To the south lies the Mount Pleasant mill complex, now converted entirely to residential properties. To the north lies High Hope Farm (Listed Grade II).

Contribution of Setting to Significance

The setting of the public house within the Mount Pleasant Factory Village makes a positive contribution towards its significance, as does its connection with the wider landscape surrounding the village. The car park is of a much later date and makes no contribution towards the significance of the public house

Impact and Optimum Viable Use

With regard to the proposed changes to the Lord Raglan pub, it is acknowledged that the building is only listed for its group value with the rest of the former factory village.

Due to the existing external extensions and previous internal changes, the current ~~fabric or~~ plan form is not considered to contribute to the historic or architectural interest of the listed building. As such, the new partition walls will have no impact on the significance of the building. Existing fenestration, pipework and conduits will be utilised and there will be no demolition of existing structural walls or new extension work.~~The proposed new window would be inserted into the modern northern elevation following the removal of the existing flat-roofed section and would be designed to match the existing windows.~~

The proposed development and refurbishment of the listed building, in utilising like for like materials will improve its appearance and enhance its special interest.

The same proposed works of its conversion was considered acceptable by the local planning authority in June 2020 in response to the listed building consent and planning application (Ref: 65428 & 65331) submitted in February and April 2020 when it stated that ‘... it would be brought back into a viable use. Its historic, communal, evidential and aesthetic values would not be impacted by the proposed conversion as only internal alterations would be carried out and as far as is understood would only result in the adaptation of the building which would be reversible and the soft strip or removal of 20th century fixtures and fittings. As such its group value would not be affected nor would its conversion impact on the character and appearance of the conservation area.’

The Lord Raglan has been empty for some time and whilst it has been maintained, the proposed development provides an opportunity to enhance its current condition and its contribution to the conservation area and the other heritage assets in Mount Pleasant. As such, the application is in accordance with paragraph 196 of the NPPF which states that:

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

Further information regarding the viability of the proposals can be found in the Planning Statement Addendum that accompanies the application.

Mount Pleasant Conservation Area

The site is situated within the Mount Pleasant Conservation Area, designated in 1974 and a Character Appraisal dates from 2004. The boundary of the Conservation Area has been drawn to include the Lord Raglan Public House and its car park to the north but does not extend into the open fields beyond (figure 36 of the BHS).

The Conservation Area is said to be a rare and partially surviving example of a purpose-built factory village, on land purchased by industrialist John Hall in 1819. Hall expanded his textile business on the former farmland, building a mill to centralise weaving which had previously been undertaken by handloom weavers working from home in the surrounding towns. He added terraced cottages for workers, set around the Mill

and its lodges and the complex was substantially complete by 1903 with two final sets of terraced houses along a footpath to the west, and additions to the weaving shed and works.

Following the demise of the cotton industry in the mid-twentieth century, the mill ceased production in 1965, continuing in industrial use until the 1980s when it suffered from a fire and was finally demolished. Stone from the Mill and the chimney were reclaimed and used to face the new houses and apartments which were built in its place. The village had now become entirely residential, with a mix of historic and new-build 1980s properties based around a village green, taking the place of the original water lodges (figures 33 and 34 of the BHS).

In terms of vernacular and architectural styles, the remaining houses are simple and functional in form and detail showing very little adornment, reflecting the factory village origins. Some are Listed Buildings as shown in figure 36 of the BHS. Little remains of the original mill structure except the walls to the east and south which were incorporated into the new houses adjoining them. The water tower has been reconstructed and although no longer of important historic value, it does form an interesting visual contrast to the lower terraced houses surrounding it (figure 34 of the BHS).

New properties have been carefully assimilated in terms of form, appearance and layout. The buildings together offer strong enclosure as a large consolidated group with impressive views and vistas of interior village spaces as well as long distance views of the Irwell Valley and Holcombe to the west.

Materials for buildings and boundary features comprise quarried millstone grit and sandstone with slates, stone flags and setts on horizontal surfaces. The consistent form, colour and texture of the materials creates a visual harmony throughout the Conservation Area. There are very few, if any, remaining timber window frames however, and many of the properties have been fitted with modern materials including replacement doors, windows, gutters, painted stonework and modern aerials and alarm boxes. The replacement of hardstanding and modern garages are highlighted as opportunities to help enhance the area's character.

Site's Contribution to Character and Appearance of Conservation Area

The Lord Raglan Public House has been at the same location since the early 19th century. The car park is a later development from c. 1967. As referenced in the Historic England description, the pub is listed for its group value only likely due to its later extensions that detract from its architectural and historic interest.

Nonetheless the presence of the pub contributes to the character and appearance of the Conservation Area as part of the group of historic buildings that make up the factory village. It is the last form of development to the north of the village beyond which is open countryside. Its current extended northern elevation however, when viewed looking south into the Conservation Area detracts from the area's appearance.

The car park is a later addition and is considered to fall within paragraph 213 of the NPPF and makes no contribution to the character and appearance of the Conservation Area

Impact of the Proposed Development

The proposed refurbishment works to the listed building, will cause no harm and instead improve its appearance utilising appropriate materials to enhance its special interest. Such works will also preserve and enhance the significance of the conservation area.

In addition, the replacement of the neglected hard standing that makes up the current car park and detracts from the character and appearance of the conservation area with the proposed landscaping is considered as better quality than the extant hard landscaping of the car park. It will also preserve and enhance the special interest of the conservation area.

Summary

The assessment work in the BHS and this Addendum has concluded that the proposed development will preserve and enhance the significance of the Grade II listed Lord Raglan public house and the Mount Pleasant Conservation Area which echoes the local planning authority's previous response that:

'... it would be brought back into a viable use. Its historic, communal, evidential and aesthetic values would not be impacted by the proposed conversion as only internal alterations would be carried out and as far as is understood would only result in the adaptation of the building which would be reversible and the soft strip or removal of 20th century fixtures and fittings. As such its group value would not be affected nor would its conversion impact on the character and appearance of the conservation area.'

Jennifer Cooke, Director (Heritage & Townscape)
For and on behalf of Smith Jenkins Planning & Heritage
30 July ~~August~~ 2024