

October 2025

HERITAGE IMPACT STATEMENT – CHANGE OF USE, MINOR EXTERNAL ALTERATIONS AND SIGNAGE TO 99 CHURCH STREET, LITTLEBOROUGH, OL15 8AA

Introduction

This report provides for a heritage assessment in connection to the proposed part change of use, loft conversion and alterations to the existing building at 99 Church Street, Littleborough an unlisted building but within the Littleborough Conservation Area. The building is of stone in over 2 storeys, with slate roof. The building is a traditional terrace.

The development proposals are for a part change of use to the ground floor to create a small office, front window enlargement, new gable window and loft conversion and 2 Velux rooflights. In addition, signage is proposed to the front elevation. The proposed works has the potential to impact upon heritage assets, and this report has been prepared based upon current and existing planning legislation and guidance.

This Assessment has been carried out by Jason Alexander Kennedy, Director of Townscape Chartered Town Planning & Heritage Consultants. We are full members of both RTPI and IHBC.



Fig 1, external view of property.

Historic Description, Context and significance.

99 Church Street is a semi-detached former workers cottage of traditional terrace appearance. The building itself is of stone rising to 2 storeys under a slate roof. Semi detached, the building is later than the attached cottages. The building has a roadside setting.

The building is a neutral property contributing to the character of the conservation area and its significance is its location, age and appearance and its understanding to the historic growth and development of Littleborough area in the early half of the 19th century. The building is a neutral building within the conservation area.

Description of Proposed Works

The proposed works is for part change of use to the GF forming a small office, loft conversion and rooflights, slight enlargement to front elevation window and external signage. The proposed material use is consistent with the prevailing material use and is unlikely to result in any degree of harm to the significance of the building or its contribution to the character of the conservation area. The design of the proposed works is sympathetic to the overall aesthetic of the cottage. Any detailed material use can be adequately controlled by condition.

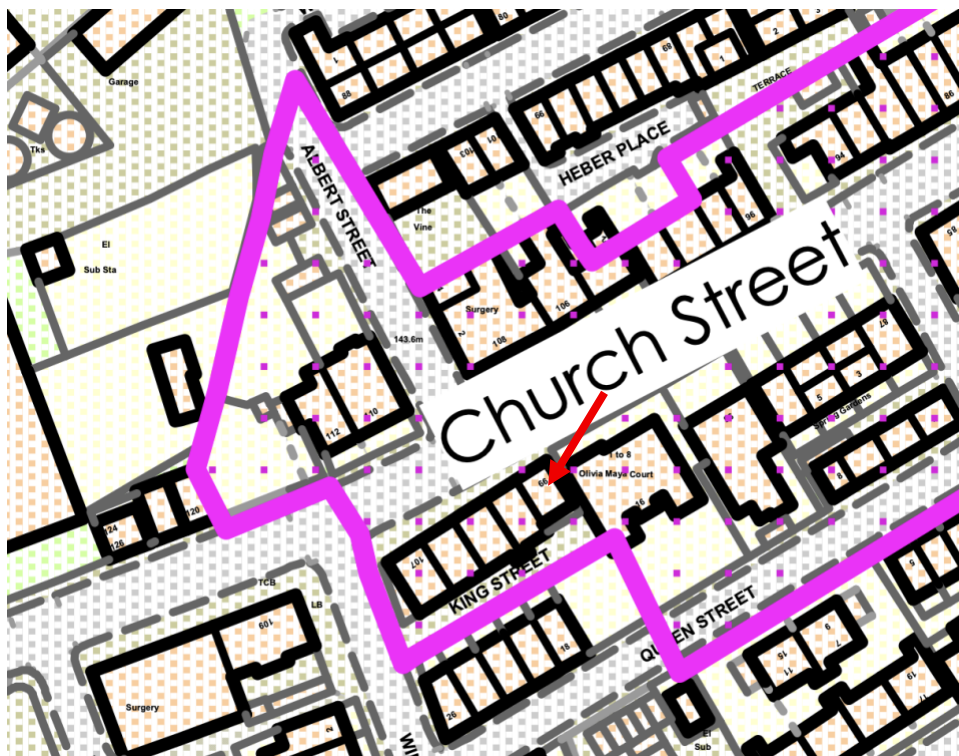


Fig 2, Conservation area map extract, property indicated.

Heritage Impact Assessment

This impact Assessment relies on the understanding of the site identified that is 99 Church Street which is an unlisted listed Building within a conservation area. This Impact Assessment is a judgment on the proposal for works as outlined above and detailed within the accompanying plans. It will discuss the impact of the proposals upon the character of the listed buildings/structures and its overall design philosophy. It will provide a professional judgment on its acceptance and its contribution to the wider setting of the building.

In assessing the impact of a proposal which entails the impact on a heritage asset, this assessment draws on several key guiding documents where applicable, such as English Heritage Conservation Principles, 2008 and Historic England Guidance, Historic Environment Good Practice Advice in Planning Note 3 and The Setting of Heritage Assets, 2017; where required. I have also considered the impact of the proposal upon the Heritage Asset by relating directly to the National Planning Policy Framework (NPPF). In this instance given the modest scope of the works, I do not consider that the proposed works will give rise to any undue impact upon the building or other neighbouring buildings of interest and that a full setting assessment of the proposal is not required.

The proposal does not impact upon any key views. Indeed, the proposed change of use and other works to the building is wholly self contained. There will be no outward views into the Littleborough Conservation Area. The material use is sympathetic to the existing, sympathetic in scale to the existing. Therefore, there is no impact upon setting of the conservation area or its wider character. Equally, the material use, which is sympathetic and not uncommon within the conservation area will result in no harm or adverse impact to the values of the conservation area.

The part change of use to office space is fully reversible, together with the signage and slight window enlargement and should not harm the heritage asset.

In determining applications affecting Listed Buildings and Conservation Areas, local authorities must have regard for the 1990 Planning (Listed Buildings and Conservation Areas) Act. Policies in the NPPF reinforce the 1990 Planning Act, but use slightly different words and emphasise balancing use, viability and conservation: ‘the desirability of sustaining and enhancing the significance of Heritage Assets and putting them to viable uses consistent with their conservation’ The local authority should ‘identify and assess the particular significance of heritage assets’, and ‘take account of available evidence and necessary expertise’.

This report provides an appropriate level of significance assessment for this case, when ‘considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the Heritage Asset’s conservation and any aspect of the proposal’. The NPPF advises that when

considering the impact of a proposal ‘great weight should be given to the asset’s conservation. The more important the asset the greater the weight should be’. More weight is therefore given to assets of national importance such as listed buildings, than to local heritage, and more weight should be given to features and elements of high significance than those of lower importance.

Proposals may enhance, have a neutral impact or cause harm to a heritage asset. The level of harm may be slight, ‘less than substantial harm’ or substantial. The NPPF states that substantial harm to listed buildings/heritage assets (such as demolition or loss) should be exceptional, and it must be very robustly justified. Where ‘less than substantial’ harm is likely to be caused, the harm must be balanced against the public benefits. This level of harm can include removal or covering over of features.

In this case, the proposal to alter the application building with little significance and with appropriate development, with no detrimental impact to the heritage asset itself is considered to result in a level of impact that is **Neutral/slight positive**.

The proposed works are modest in their scope and scale. The proposed development results in no impact to adjacent listed buildings nor interrupts or alters established views or settings of the Littleborough Conservation Area.

Therefore, the works proposed will continue to preserve the character of the conservation area. The proposed works will result in some public benefits, such as new business development thus not impacting or harming the settled character of the heritage asset.

Conclusion

This report has considered the Heritage implications of works proposed to 99 Church Street. Whilst the works are modest in their scale, the works proposed are informed, with an understanding and regard for the Heritage Asset, its context and significance. The significance of the site has been assessed and the resulting impact commented upon.

Government Policy, as set out in the National Planning Policy Framework, requires that proposed changes to the Historic environment are based on a clear understanding of the significance of any Heritage Asset and its setting, providing information so that the likely impact of proposals can be assessed.

The Heritage Assessment provided in this report is carried out in accordance with the Historic Environment Policies in the NPPF and Local Planning Policy and is intended to aid the assessment of any resulting planning application. I have briefly outlined the interest and

significance of the site. I have outlined the scope of the proposed works and commented on the likely impact upon the Heritage Asset and any mitigating factors.

The crucial test contained within the NPPF is whether the harm to a Heritage Asset is outweighed by the public interest and benefits of a proposal. There is no negative impact because of the proposed works and the resulting impact if any will be positive.

My conclusions have found that the proposed works will result in a **slight positive impact**. I believe the proposal strikes a balance between the architectural and historic interest of the property. Therefore, the proposals as set out will not present any detrimental impact or harm upon the designated Heritage Asset in accordance with Local and National Planning Policy. The proposal would continue to preserve and enhance the character and appearance of the Littleborough Conservation Area.

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