

HERITAGE STATEMENT

Application:

**PLANNING APPLICATION FOR NEW PATIO, HORSE PARK, REPLACEMENT WINDOWS & REMOVAL OF TREE
ON BEHALF OF J W LEES & CO (BREWERS) LTD**

Site Location: **PACK HORSE INN, ELBUT LANE, BIRTLE ROAD, BURY, BL9 6UR**

1. Introduction

This statement should be read in conjunction with the Design & Access Statement, Planning application forms & accompanying drawings.



Photograph 1



Photograph 2



Photograph 3



Photograph 4

2. Introduction

This Heritage Statement has been prepared to accompany the Design & Access Statement & Planning Application for the new patio area, new horse park, new replacement windows & removal of tree as described below.

The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

3. Statement / Assessment of Significance

- The Pack Horse Inn is located on Elbut Lane in the semi-rural area of Birtle which is a suburb of Bury.
- The Pack Horse Inn is located within the Birtle Conservation Area.
- It has been said that the Pack Horse Inn is of early date but there is no written evidence for this. Its position at the crossing point close by the cross suggests that the village grew around this point, and photographs of the building taken before the rendering of its walls suggest that the current building is 17th or 18th century. The Pack Horse contained a smithy in the 18th century and an 1848 plan of the area shows a more substantial group of buildings associated with the inn and running down to Tom Nook, the main route to the north east.

4. Planning Policy - NPPF

- The National Planning Policy Framework (NPPF) seeks to ensure that there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure that economic development is brought forward.
- Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development it goes on to state that Local Planning Authorities should approve development proposals that accord with the development plan without delay.
- Paragraph 80 of the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt. Furthermore, Paragraph 81 c suggests planning policies should be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices, and to enable a rapid response to changes in economic circumstances.
- Policies contained in the development plan and NPPF seek to support existing businesses. The proposed development is imperative to support the viability of the pub. It also provides consumer choice, as it is expected that many customers will still wish to dine and drink externally for the foreseeable future. The scheme is thus considered to be supported by government guidance and Policy CE 1 of the Core Strategy.
- With regard to Policy CPI, the structures are of a good design and are not detrimental to the character of the pub or wider locality. The proposed structures will also not change the impact of the premises on adjacent residential occupiers.

5. Heritage Impact Assessment

The design proposals consist of the following:

- Removal of 3no. existing black painted timber windows and replacement with a new black painted timber double glazed fixed central window & 2no. inward opening bi-fold windows each fitted with an outer black powder coated tubular guard rail. Whilst this element involves the replacement of existing windows, we do not believe that this will harm the architectural authenticity of the heritage asset as the new windows have been specifically designed to match the adjacent windows.
- Formation of new paved Patio area & Horse Park area with walling to both formed using rock filled gabion baskets. In terms of design, the structures are considered to be of an acceptable scale & good quality, both in terms of appearance and the materials used for the construction. They sit comfortably within its context and are not considered unattractive or incongruous.

6. Justification & Conclusion

To summarise, the above works are not considered harmful to the character, appearance, and significance of the building and wider street scene.

All works take into account the sensitive nature of the building's heritage and it is considered that the works will be beneficial with little impact on the character or heritage of the property.

The proposed development is imperative to support the viability of the pub. It also provides consumer choice, as it is expected that many customers will still wish to dine and drink externally for the foreseeable future. The scheme is thus considered to be supported by government guidance and Policy CE 1 of the Core Strategy.