

Erection of garage / store building

Bar House
Halifax Road
Littleborough
OL15 0LG

Heritage Statement

Prepared by:
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1. DEVELOPMENT PROPOSAL

- 1.1 Planning permission is sought for a new garage / store building to be erected within the curtilage of a Listed Building. The building is to be located on the footprint of several buildings that are degraded and so the development will be a replacement for those existing structures.
- 1.2 The building is simply designed with a dual pitched roof. Proposed materials are natural stone to the front (northern) elevation with render to other elevations. The proposed roofing material is artificial stone slates.

2. THE HERITAGE ASSETS

- 2.1 The site is not within a Conservation Area or close to the boundary of such an area.
- 2.2 Bar House, located directly to the north of the proposed development, is a grade II listed building. The full listing description is set out below: -

SD 91 NE LITTLEBOROUGH HALIFAX ROAD (south-east side)

2/32 Stormer Hill Bar 2/1/67 (formerly listed as Stormer Hill, former Toll-bar Cottage)

- II Toll-bar cottage, now house. 1838. Hammer-dressed watershot stone and brick with graduated stone slate roof. 2 bays with one storey at front and 2 at rear. Bay added to left in 1911 and large porch added to front. The brick porch is flanked on either side by sash windows (no glazing bars) with square-cut surrounds. Square eaves gutter brackets. Gable and ridge chimney stacks. The additional bay to left is largely in brick on a stone base and extends as a wing to the rear. C20 lean-to porch to rear as well as one original window and an inserted one on the upper floor. The Rochdale to Halifax and Elland Turnpike road was one of the earliest in the locality, the act being passed in 1734.

Listing NGR: SD9584316880

- 2.3 The Historic Environment Records have also been checked and reveal a further grade II listed building (Rough Farmhouse) about 0.5 km to the south west, and a historic milestone marker approximately 330 metres to the east of the application site. Also, approximately 330 metres to the east of the Application site can be found an earthwork ditched enclosure and Blackstone Edge Roman Road.

3. IMPACT OF THE PROPOSED DEVELOPMENT ON THE SIGNIFICANCE OF THE HERITAGE ASSET

- 3.1 The proposal needs to be assessed in terms of its impact on the historic and architectural interest of the adjacent listed dwelling. Paragraph 200 of the NPPF requires applicants for works that may affect the appearance or setting of designated heritage assets to supply a Heritage Statement detailing the significance of the asset and provide an assessment of the impact of proposals upon said asset. The advice given is that Heritage Statements need only be of sufficient detail as is warranted by the nature of the proposed works and the significance of the asset affected.
- 3.2 The proposed development will remove existing insensitive and degraded buildings from the site (comprising a building that has been used as a café, a garage building, a railway carriage, and a linking structure between the railway carriage and the garage.) The proposed development will replace those existing buildings and is simply designed with a dual pitched roof. Proposed materials are natural stone to the front (northern) elevation with render to other elevations. The proposed roofing material is artificial stone slates.
- 3.3 The Listed property known as Bar House is the only Heritage Asset sufficiently close to be impacted upon in any way. No works are proposed to the listed building itself and it is considered that the removal of several degraded structures, and their replacement with a single good quality structure, will have a positive impact on the character and setting of the adjacent Grade II listed building.