

Application for a detached dwelling. Cabin known as Summit Cabin, adj. Salley Street, Calderbrook Road. Littleborough OL15 9NG

Retrospective

Heritage Assessment



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The proposed development lies to the rear of No's 9-19 Calderbank Road, a terrace of dwellings dating from at least 1850. The terrace is shown on the first edition OS map and were probably weavers cottages.



The local planning authority (LPA) considers that the terrace is a non-designated heritage asset.

The National Planning Policy Framework 2025 (the Framework) requires that *'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'*.

Attempts have been made to access the records of the Greater Manchester Historic Environment Record but without being able to find any additional meaningful data.

The setting of the adjoining terrace of houses (No's 9-19) is characterised by its position directly onto Calderbank Road and by its otherwise open rural position. Unfortunately, parked cars, refuse bins and various outbuildings form part of its setting.



The proposed development is situated at some distance to the rear of the terrace and associated rear spaces. By its distance from the terrace and the retention of intervening open areas, the proposed Cabin would have a neutral impact upon its setting. Equally the access to the Cabin, which uses a long established access point, is sufficiently removed from the terrace so as not to impact adversely upon its setting.

The key views of the terrace are from Calderbrook Road. The retention of the Cabin would not adversely affect these.

When determining earlier in the year an appeal for the construction and use of the building for a holiday let, the Inspector concluded as follows and where the comments are equally applicable to the current proposal¹: -

'21. Paragraph 216 of the Framework requires that the effect of a proposal on the significance of a non-designated heritage asset should be taken into account in determining the application and states that a balanced judgement will be required having regard to the scale of any harm and the significance of the heritage asset.

22. The terraced buildings at Salley Street have been identified as non-designated heritage assets and their significance derives from the historic use as weaver cottages. The cabin lies some distance from the terrace and is set back from the road. If viewed from the Pennine Bridleway, which is higher than and to the rear of the cabin, the rear of the terraces are visible. However, the landscaping around the

¹ APP/P4225/W/24/3356528

site will mature and allow the cabin to be less prominent in the views. I therefore consider that the cabin has a neutral impact of the setting of the non-designated heritage assets'.