

April 2026

HERITAGE IMPACT STATEMENT – STABLE HILLS, CHADWICK HALL ROAD, ROACHDALE, OL11 4DJ

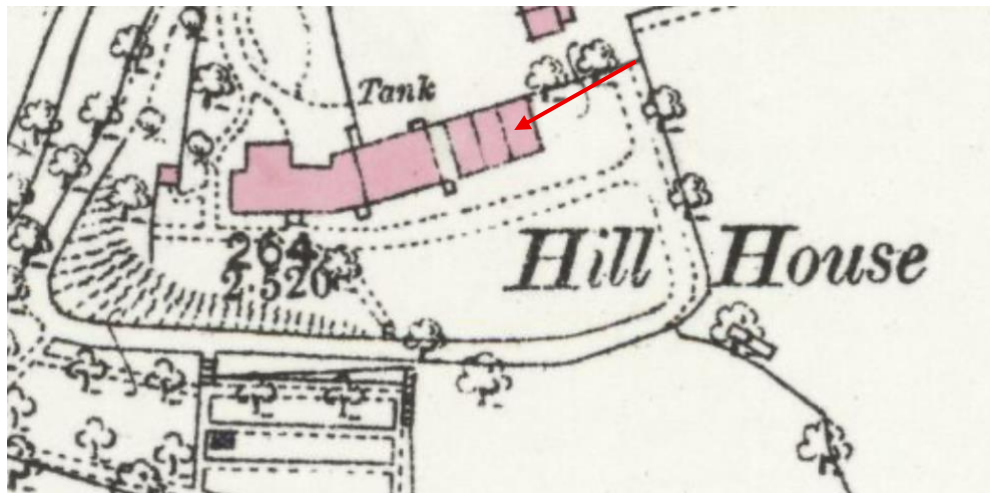
Introduction

This brief report is written to provide a professional heritage opinion on a proposed planning application for the construction of a new vehicular garage with loft space within the grounds of the property known as Stable Hills, a former threshing barn which is considered to be a non-designated heritage asset (although not listed on the Council’s Website). The building is also adjacent to a statutorily listed building known as Hill House. Stable Hills is a detached two storey property, converted from a barn in the late 1960’s/70’s and dates from approximately 1854. The property has been heavily modernised although still appears to be of stone with slate roof.



Fig .1, Stable Hills.

The application site is located within a small cluster of building that once formed a small farm the principal building being near neighbour at Hill House. Historically, Stable Hills was a former barn and stable block (now demolished) to Hill House. The properties now are quite separate. To the side and rear of the application site are large garden areas. The development area is to the side of Stable Hills which is vacant garden areas.



OS 25in extract 1890



OS 25in extract 1930

Description of Proposed Works

The proposal subject to the planning application is for a vehicular garage with loft/storage space above. The proposed garage will be block with stone finish and pitch roof. The construction will be straightforward with no restrictions to the development. The proposed garage will be set back beyond the building line deeper into the garden area to allow for the turning of vehicles. Doors and windows to be sympathetic material. The works overall are modest in its scale and nature and is wholly self-contained within the development site. The development appears to relate well to existing development in relation to use, scale, form, materials and scale. See submitted plans. The proposed garage will be constructed in similar

materials to harmonise with Stable Hills.

Heritage Impact Assessment

The Heritage Impact Assessment is to describe and assess any impact the proposed development may have upon the identified designated heritage assets. This Impact assessment is a judgment on the works proposed. It will discuss the impact of the proposals upon the character and setting of the host building and wider area, its overall design philosophy and will provide a professional judgment on its acceptance.

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 scope of the works, I do not consider that the proposed works will give rise to any undue impact upon either the listed building or to neighbouring buildings and that a full setting assessment of the proposal is not required. Indeed, Stable Hills and Hill House have been quite separate buildings for a considerable amount time, and the new garage will not impact the setting of Hill House. Whilst the proposed works will be of a garage, the location of the proposed development will not be viewed as being an incongruous addition to the already settled character of the Hill House or Stable Hills.

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 a heritage asset (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 for a domestic scale garage I consider not to result in a level of harm that impacts negatively against the settled historic and architectural interest of the listed building or its setting. Indeed, the proposed works are not to the listed building itself nor any part of its significance. The garage is well set back from the principal building line of the listed building, to be constructed in similar materials and will appear subservient. Therefore, I consider the impact to be neutral/benign with no overall negative impact.

The works proposed is for a new garage, not out of keeping within a house with a large garden area and set behind matures trees. There is no impact upon the setting of views of the listed building or the NDHA. The height, scale, form and material use of the proposed are all appropriate.

Whilst I have judged the cumulative impact to be neutral based upon no direct works to the fabric to the listed building itself, the proposed garage will have no negative impact against the NDHA .

I do not consider any negative impact to arise from the proposed works and therefore there is no requirement to demonstrate public benefits. However, for the avoidance of doubt the benefits of the scheme are notable, to be afforded weight although modest given the scale of the proposed works.

- A garage will enable more cars to be parked off the road, thereby bringing an environmental benefit to neighbours/residents and their amenity.
- The proposal is responding positively to its surrounds by creating a neutral design response so as to minimise any design conflict with the listed building. Thus, helping to preserve the listed building and wider area.

Conclusion

This report has considered the heritage Implications of works proposed for works to Stable Hills. Whilst the works proposed are modest in their scale, they are informed, with an understanding and regard for the heritage asset in the locality, their context and significance. The significance of the application building and has been assessed and the resulting impact commented upon.

Stable Hills – Heritage Impact Assessment

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 Historical Status of the Building, its character and significance. I have outlined the scope of the proposed works and commented on the likely impact upon the Heritage Assets 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 neutral.

My conclusions have found that the proposed works will result in a neutral/benign impact on the heritage assets. I believe the proposals strike a balance between the architectural and historic interest of the structure, its contribution to the significance of the area and its relationship with other adjacent buildings. The proposal would therefore continue the buildings contribution to preserving and enhancing the character and appearance of the area.

I conclude that the proposals as set out will not present any detrimental impact or harm upon the heritage assets in accordance with National Planning Policy.

Yours sincerely

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Townscape: Chartered Town Planning & Heritage Consultant Ltd.
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