

---

## HERITAGE STATEMENT

### 221 MELTHAM ROAD, ARMITAGE BRIDGE

#### 1.0 Introduction

1.1 Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires that local planning authorities, when considering applications in conservation areas, shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

1.2 Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

1.3 Saved UDP Policy BE5 states that “Proposals for new development within conservation areas, including extensions or changes of use to existing buildings, should respect the architectural qualities of surrounding buildings and their materials of construction, and contribute to the preservation or enhancement of the character or appearance of the area.”

#### 2.0 Heritage Assets & their Significance

2.1 The site is located within the Armitage Bridge Conservation Area. Having checked the Historic Environment Records it is evident that the site does not comprise or affect the setting of a listed building nor is it within or adjacent to any historic parks or gardens, registered historic battlefields, world heritage sites or known areas of archaeological interest.

2.2 The only identifiable heritage asset in this case is the conservation area. There is no Conservation Area Appraisal setting out when the area was designated or what its special interests are to justify its designation.

2.3 The significance of the conservation area is considered to be its age and its historic association with Brookes Mill, a wool and cloth mill of substantial scale, which identifies the industrial history of the area. The Mill contributed towards the provision of the local school and church and employed local people living in the nearby terraced cottages.

### 3.0 Impact Assessment

3.1 The application site is located right on the very outer edge of the conservation area adjacent to its south western boundary.

3.2 The proposal is to demolish a small lean to WC extension, which due to its size would be permitted development despite being in the conservation area, to create a new vehicular access and to erect a small scale flat roof double garage.

3.3 The proposed garage would be set back from the front of the house reducing its prominence in the street scene and would be constructed using appropriate materials to match the existing house. When approaching the site from the Netherton (south west) the garage would be hidden by existing trees. The garage would not be visible from anywhere else in the conservation area (from the north east) due to its position behind the house.

3.4 The proposed development would preserve the character and appearance of the conservation area and would not impact upon its significance. The development is therefore considered to be acceptable in terms of heritage impact

### 4.0 Conclusion

4.1 The heritage assets and their significance have been identified and an assessment has been made regarding any potential impact the proposal would have on these assets.

4.2 It is concluded that the scale and position of the proposed garage, which would be tucked behind the house, on the edge of the conservation area and would not be viewed in context with the remainder of the conservation area would preserve the character and appearance of the area and would accord with local and national policies regarding development in such areas.