PLANNING APPLICATION

FOR

PROPOSED DEVELOPMENT
THE OLD BAKEHOUSE
NABBS LANE
SLAITHWAITE
HD7 5AT

ON BEHALF OF
PORTFOLIO PARTNERS

HERITAGE STATEMENT
DATED: MARCH 2024

SUBMITTED BY NORTHERN DESIGN (OLDHAM)
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1.0 – THE SITE

1.01- The site is a area off Nabs lane Slaithwaite. It was formerly a Chemical Works and previous to that a Bakery

1.02 – This application is for a Warehousing and Storage of Cars and Classic Cars

2.0 – PROPOSAL

2.01 – The proposal is for a Development of 6No Individual Units.

2.02 – The site is adjacent to the Listed Viaduct the runs throi8ugh Slaithwaite

2.03 – The proposals aims to use industrial materials to maintain the industrial concept.

2.04 – The position of the new building has no impact on the Listed Arches with no building being fixed to the existing stone.

3.0 – ACCESS

3.1 – The access is via the existing access.

3.2 – Parking is to be provided to the rear of the site.

4.0 – POLICY

The requirement to provide this assessment and advice on the amount of detail necessary is contained in the new Local Plan LP35 and the National Planning Policy Framework (NPPF) 2019 this states the following: -

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. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

5.0 - HERITAGE STATEMENT

5.01 - The proposal is adjacent to the Listed Viaduct but has no influence or is detrimental the existing arches.

5.02 - The site is outside the Slaithwaite Conservation Area
The proposal is in keeping wi the existing industrial use of the site.

6.0 – CONCLUSION

The NPPF provides a presumption in favour of sustainable development.
Policy D2 of the UDP requires that new development on unallocated sites does not prejudice the implementation of proposals in the plan; the avoidance of over-development; the conservation of energy; highway safety; residential amenity; visual amenity; the character of the surroundings; wildlife interests; and the efficient operation of existing and planned infrastructure.

As the proposal comprises of a new building associate with the existing use and will be in keeping using materials to match.