

HERITAGE STATEMENT

**PROPOSED CONVERSION OF
OUTBUILDINGS TO A DWELLING AT
MANOR HOUSE FARM, LOWER GREAVE
ROAD, WILSHAW, MELTHAM**

1. INTRODUCTION

- 1.1 This statement is submitted in support of a planning application for the conversion of outbuildings to a dwelling at Manor House Farm, Lower Greave Road, Wilshaw.
- 1.2 The purpose of this statement is to assess the relevant planning policy issues, the significance of the heritage asset, assess the impact of the development on the heritage asset, and to provide a justification for the proposals.
- 1.3 The Government published the latest version of the National Planning Policy Framework in December 2024. The Framework advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected by development including any contribution made by their setting. It is also advised that the level of detail should be proportionate to the asset's importance and should be no more than is sufficient to understand the potential impact of the proposal on their significance.

2. HERITAGE CONTEXT

- 2.1 The site lies within Wilshaw Conservation Area. The building is not listed.

3. PLANNING POLICY CONTEXT

- 3.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises of a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

- 3.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 3.3 Policy LP35 of the Local Plan advises that development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.
- 3.4 Paragraph 207 of the Framework advises 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. 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.
- 3.5 Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

4. HERITAGE ASSESSMENT

- 4.1 The proposal relates to the conversion of outbuildings in a derelict to create one three bedroom dwelling, making use of the roof space to maximise the accommodation that can be provided by introducing a dormer to the rear.
- 4.2 The scheme retains much of the existing fenestration on the inward facing and side elevations of the building and as stated proposes a modest dormer to rear to enable use of part of the roof space. It provides a modest sized garden area to the rear and makes use of existing hardstanding areas to provide parking and turning for the development.
- 4.3 The Wilshaw Conservation Area was originally designated in August 1980 and was subject to an extension at the time that the Conservation Area Appraisal was put together in 2007.
- 4.4 The conservation area is notable for its Victorian buildings dispersed throughout the settlement. The principal street is Wilshaw Road and it runs from east to west through the centre of the settlement, with a number of open spaces and wooded areas that add to the special character of the village.
- 4.5 The site area falls within Area E in the Appraisal where it is advised that:

“Lower Greave is a cluster of large, associated buildings with barge boarding at the eaves, round arched windows, natural local stone and stone slate roofs (E). This is the site of the Manor House and associated agricultural buildings, the barn size symbolises the wealth of the old settlement of Lower Greave. Once past the

Manor House, the road appears to end abruptly and the undulating moors and woods appear on the skyline. This is a reminder of how prominent this part of the conservation area must appear from the valley below and any development in this area should be respectful of this prospect."

- 4.6 The Appraisal discusses non-designated heritage assets, which includes Manor House. The Appraisal says:

"The Manor House, associated buildings and barn – a 19th century building, similar in detail to the vicarage and includes a stone hipped roof and continual sill band with a symmetrical façade. The windows are rounded arches and are not dissimilar to those found on the almshouses and chimney detail. The barn is large and includes pitching holes and ventilation holes of a cross design. An storey extension to the barn has been removed, but this remains a cluster of interesting buildings of merit within Wilshaw conservation area."

- 4.7 The view from the entrance of Lower Greave Road looking towards the Manor House and associated buildings is considered as an important view and vista in the conservation area.

- 4.8 In terms of building styles and architecture, the Appraisal advises that Wilshaw is notable for its examples of good quality stone built Victorian buildings, although there are also a number of converted agricultural buildings, industrial buildings, and 20th century buildings built of good quality stone containing vernacular details. The buildings are generally domestic in scale, just one and two storeys high. They are predominantly detached or semi detached houses with some terracing.

- 4.9 The development would retain an existing building and would find a sustainable and viable long term use for a non-designated heritage asset within the conservation area.
- 4.10 The development proposal would have a neutral impact on the heritage asset and would bring public benefits by securing the optimum viable use for the building.
- 4.11 With the above in mind there is no conflict with the relevant policies in the Framework or in the Local Plan.