

HERITAGE, DESIGN & ACCESS STATEMENT

In support of an application for listed building
consent

Proposal: Relocation of bathroom from ground floor
to first floor, replacement of rear windows and door,
and associated works

Site address: Primrose Cottage, 4 Main Street,
Bolton by Bowland, BB7 4NW

Client: Mr J. Young

Date: 23 May 2023

Revision: 1

Prepared by: William Cartwright BA(Hons) DipTRP
MRTPI



HPD

Heritage Planning Design Ltd

Cringleford, Gawthorpe Lane,
Bingley, BD16 4DE

CONTENTS

	Page
1.0 INTRODUCTION & BACKGROUND	2 - 3
Site Location & Description	2
Background & Proposal	2
Methods of Research & Investigation	2 - 3
2.0 THE IDENTIFICATION & INTEREST OF HERITAGE ASSETS	4 - 5
The Identification of Heritage Assets	4
Primrose Cottage & Keys Cottage	4
Bolton by Bowland Conservation Area	4 - 5
3.0 LEGISLATION & POLICY CONTEXT	6
Legislation	6
National Planning Policy	6
4.0 ASSESSMENT	7 - 10
Works Already Completed	7 - 9
Works Proposed for Completion	9 - 10
Access	10
5.0 CONCLUSION	11
6.0 COPYRIGHT	12

1.0 INTRODUCTION & BACKGROUND

This statement has been prepared on behalf of Mr Young (the Applicant), in support of a listed building consent application for works at Primrose Cottage, 4 Main Street, Bolton by Bowland, BB7 4NW. The proposal is described as “Relocation of bathroom from ground floor to first floor, replacement of rear windows and door, and associated works”. A full list of the proposed works is set out in section 4. As well as being one half of a grade II listed building, Primrose Cottage is located within Bolton by Bowland Conservation Area.

The main purposes of this statement are to:

- Identify and describe the significance of heritage assets affected to enable the impact of the proposal to be understood, in accordance with paragraph 194 of the National Planning Policy Framework (2021) (NPPF).
- Assess the heritage impact of the proposal, taking into account relevant legislation and planning policies.
- Fulfil the statutory requirement for a listed building consent application to include a Design and Access Statement.

This statement includes hyperlinks to external sources and is designed to be read in electronic PDF format alongside the plans and drawings submitted.

Site Location & Description

Primrose Cottage is located at National Grid Reference (NGR) [SD 78444 49351](#) on the southern side of Main Street, within the rural village of Bolton by Bowland.

The building faces Main Street and directly abuts the footway that provides pedestrian access via the front door. To the rear, it benefits from a generous semi-private rear garden that overlooks grazing land. There is no vehicular access to the site or private in curtilage parking.

Background & Proposal

Many of the works proposed have already been completed by the previous owner, Mrs Sullivan, as highlighted in section 4 and by drawing no. 0426 02. Indeed, they were the subject of an earlier application (no. 3/2016/0740) that sought ‘regularisation’. However, consent was refused on 27 September 2016.

The Applicant purchased the property from Mrs Sullivan in December 2017, completely unaware of the unauthorised works, until Spring 2022 when they tried to sell the property. A sale was quickly agreed but fell through when the unauthorised works were discovered by a diligent Solicitor.

This application was preceded by a pre-application enquiry that proposed a combination of regularising existing works and making other improvements, which could be taken into account in the ‘planning balance’. Thankfully it received a positive response on 9 January 2023 (copy available on request) and this proposal is very much in-line with the pre-application enquiry.

Methods of Research & Investigation

The following has been undertaken in preparing this report:

- Two site visits by HPD.
- A pre-application enquiry.

- A search of the Heritage List for England and the Historic Environment Record (HER) via the Heritage Gateway.
- Historic Ordnance Survey map regression.
- A review of Bolton by Bowland Conservation Area Appraisal (2005).
- A review of relevant national planning policies and guidance.

Photo 1: Front elevation from Main Street



Photo 2: Rear elevation from garden



2.0 THE IDENTIFICATION & INTEREST OF HERITAGE ASSETS

The Identification of Heritage Assets

The main heritage asset that merits consideration is the listed building itself, which comprises Primrose Cottage, 4 Main Street, and Keys Cottage, 6 Main Street. Additionally, there is scope for the proposal to have a minor impact upon the character and appearance of Bolton by Bowland Conservation Area, which the building is located within. Whilst there are a number of other listed buildings in the wider area, including several along Main Street, due to the nature of the proposal (i.e. internal works and minor external works to the rear of the building), it is not considered that potential impacts upon their settings will be material or merit specific consideration.

Primrose Cottage & Keys Cottage

The building was grade II listed in 1954. Its list description (entry no. [1163227](#)) is as follows:

GV II Pair of houses, formerly one, 1716. Slobbered rubble with stone slate roof. Two storeys. No. 6 (to the left) of one bay with four-light mullioned windows. The ground-floor one has an inner cyma moulding and outer chamfer, the first floor one being double chamfered. Door to the right. The moulding of the jambs forms an elaborate shape on the lintel. Above is a plaque 'YRY IM 1716'. Lintel and plaque are enclosed by a hood. No. 4, to the right, is of one bay. The ground-floor window is reconstructed, with the remains of chamfered jambs, with a central square mullion and with glazing bars. On the first floor is a four-light double-chamfered mullioned window. The door, with plain stone surround, is to the left. Chimney to the right.

In HPD's opinion, having had regard to guidance, including Principles of Selection for Listed Buildings (DDCMS, 2018), the building is principally of special interest because:

- It makes a strong positive contribution to a group of historic buildings along Main Street and is therefore of 'group value' as confirmed by the inclusion of "GV II" in the list description.
- It is an early 18th century building that retains a high proportion of its historic fabric and is therefore rare.
- The building has significant aesthetic merit attributable to its rugged vernacular and the interesting geometric decoration of its inscribed front door lintel and plaque (now part of Keys Cottage) (photo 1).
- Primrose Cottage retains some notable internal features including ground floor fireplace and substantial split timber beams (photo 3).

Although both front and rear elevations of Primrose Cottage have been altered, the front elevation is much stronger and probably older than the rear (photo 2). This is likely explained not only by lesser attention being paid to the rear but also by the addition of a two storey rear extension, as indicated by the thickness of the wall separating the living room from the kitchen.

Notable detractors include two slim (3 inch) concrete window sills to the rear of Primrose Cottage.

Bolton by Bowland Conservation Area

The special interest of Bolton by Bowland Conservation Area is summarised by its Conservation Area Appraisal. It is notable that Primrose Cottage and Keys Cottage receive significant attention as

one of the area's oldest buildings with important features including stone slate roof, mullioned windows, and an interesting door lintel and date plaque. Furthermore, it features in a view along Main Street that is identified as being important.

Whilst the front elevation is highly visible from the public domain and very sensitive to change, the rear elevation is not. Only parts are visible at an oblique angle from the public car park to the west and from this location it is seen in the context of outbuildings and some modern developments, including fences (photo 4).

Photo 3: Living room with fireplace



Photo 4: View from public car park towards Primrose Cottage



3.0 LEGISLATION & POLICY CONTEXT

Legislation

Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 (LBCA Act 1990) requires that when determining applications for listed building consent decision-makers shall “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. Furthermore, section 72 of the LBCA Act 1990 requires that in exercising planning functions in conservation areas “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

There is no statutory requirement to have regard to the development plan in determining applications for listed building consent. However, footnote 67 of the NPPF states that chapter 16 of the NPPF is of relevance.

National Planning Policy

National planning policy is principally set out in the NPPF, which was revised in July 2021 and policies for conserving and enhancing the historic environment are set out at chapter 16. The most relevant paragraphs therein include 197, 199, 200, 202 and 206. However, the chapter should be read as a whole.

4.0 ASSESSMENT

The main issues to consider are the impacts of the proposal upon the special interest of the listed building and the character and appearance of the conservation area. To assist with consideration the proposed works are individually discussed and assessed below before the overall impact of the proposal is considered and a conclusion drawn in section 5.

Works Already Completed by Previous Owner

1. *Remove ground floor bathroom suite and make good disturbed surfaces with materials to match existing.*

Discussion: The ground floor bathroom was likely installed in the mid-20th century. Its removal has not resulted in any appreciable harm. However, holes that formally accommodated waste pipes need to be made good to an appropriate standard, as proposed (see below).

Impact on listed building: Neutral (subject to the making good of holes).

Impact on conservation area: None.

2. *Remove concrete block wall between bathroom and kitchen and make good disturbed surfaces with materials to match existing. Timber beam over retained.*

Discussion: The Applicant has no new information about the removed ground floor wall. However, if the masonry wall was original, the retained timber beam over would have served no obvious purpose. Furthermore, if there was a historic stud wall in this location, studs would have likely been morticed into the underside of the beam but there are no such scars or obvious evidence of substantial fixings.

Although Mrs Sullivan is not trustworthy, it does seem likely that the removed wall was modern blockwork as previously claimed.

Impact on listed building: Neutral (based on the information available).

Impact on conservation area: None.

Photo 5: View across kitchen from former bathroom now removed



3. *Alter existing 110mm uPVC soil pipe to change location of WC branch pipe and accept new 40mm uPVC waste connection from shower and basin.*

Discussion: The net impact of these works is not significant.

Impact on listed building: Neutral.

Impact on conservation area: Insignificant.

4. *Construct timber stud wall petition to form first floor shower room. Incorporate mineral wool acoustic insulation between studs and face with gypsum skimmed plasterboard or tileboard as appropriate. Skirting boards to match existing.*

Discussion: Although the stud wall changes the plan of the building, it is a superficial and legible change that could be reversed in the future (like the modern blockwork wall removed). Perhaps the most significant impact is upon the rear first floor window that the stud wall abuts (see below).

Impact on listed building: Neutral (subject to modifications to achieve appropriate window detail).

Impact on conservation area: None.

5. *New timber plank doors, door casings and architraves. Former bedroom door presumably removed.*

Discussion: The new plank doors are appropriate for the age and character of the building (photo 6). The Applicant has no information about the former bedroom door.

Impact on listed building: Neutral (on the assumption that the former bedroom door was not significant).

Impact on conservation area: None.

Photo 6: View across shower room proposed for retention, including wide floor boards and new plank door



6. *Fit new WC, basin and shower with waste connections to soil stack as detailed above. Part tiled walls. Existing wide floorboards retained.*

Discussion: There is no readily visible evidence to suggest this work has had a material impact upon the fabric of the building (photo 6). The retained floorboards have been varnished (or similar) and appear to be in good condition.

Impact on listed building: Neutral.

Impact on conservation area: None.

Works Proposed for Completion by Current or Future Owner

7. *Make good holes left by former 110mm WC branch pipe and 40mm bath/ basin pipe with stone and mortar to match existing (currently infilled to an unsatisfactory standard). A small amount of stone suitable for this repair will be generated by the replacement of concrete sills (proposed work no. 9).*

Discussion: As discussed above, the former holes should be made good to an appropriate standard.

Impact on listed building: Positive (and required to mitigate other works discussed above).

Impact on conservation area: Insignificant.

8. *Replace existing broken 6 inch window head with a new stone window head to match existing.*

Discussion: Whilst the minor loss of historic fabric that will occur is regrettable, it is necessary to replace the head and safeguard the structure of the building (photo 7).

Heritage, Design & Access Statement

Impact on listed building: Positive (on balance, subject to appropriate materials and execution).

Impact on conservation area: Insignificant.

Photo 7: Broken window head



9. *Replace existing 3 inch concrete window sills with new 5 inch stone window sills to match existing.*

Discussion: The slim ground floor concrete window sills probably date from the early to mid-20th century. They are inappropriate and do not complement the age or character of the building.

Impact on listed building: Positive (subject to appropriate materials and execution)

Impact on conservation area: Minor positive, localised impact.

10. To the rear elevation only, replace all existing double glazed 'storm proof' timber framed windows with new double glazed flush fitting timber framed windows, in accordance with drawing no. 0426 03.

Discussion: The existing windows are relatively modern and of poor quality and detail. The replacement proposed will deliver an enhancement.

Impact on listed building: Positive.

Impact on conservation area: Minor positive, localised impact.

11. Shower room stud wall to be chamfered within the window reveal to allow omission of the chunky 125mm timber mullion and equalisation of sash sizes, in accordance with drawing no. 0426 03.

Discussion: This work will mitigate the most significant impact of the stud wall and facilitate an improved window detail (as discussed above).

Impact on listed building: Positive (and required to mitigate other works)

Impact on conservation area: None.

12. Replace existing rear door in accordance with drawing no. 0426 04.

Discussion: It is suggested by the Officer Report for application no. 3/2016/0740 that the existing rear door is unauthorised. It is also in fairly poor condition and of poor quality. A simple plank door would be more appropriate and is therefore proposed.

Impact on listed building: Positive.

Impact on conservation area: Minor positive, localised impact.

Access

Both pedestrian and vehicular access is unaffected by the proposal.

5.0 CONCLUSION

In HPD's opinion, the proposal will, on balance, have a minor but not insignificant positive impact upon the special interest of the listed building. Particularly welcome works include the replacement of poorly detailed external joinery and the replacement of concrete window sills. Relocation of the bathroom from ground floor to first floor will have a neutral impact, subject to the mitigation works proposed, including the making good of former waste pipe holes and tapering of the stud wall.

It is arguable that the replacement of external joinery and concrete window sills will have a minor positive impact upon a localised part of the conservation area. However, in HPD's opinion, the proposal does not have a material impact upon the character or appearance of Bolton by Bowland Conservation Area as a whole, which will therefore be maintained.

In HPD's opinion, the proposal is consistent with chapter 16 of the NPPF and the aims that underpin the statutory duties set out within the LBCA Act 1990. Furthermore, it is clearly in the best interests of the building to resolve unauthorised works and ensure it can be made mortgageable and saleable as this is essential to ensure long-term conservation.

6.0 COPYRIGHT

This report remains the intellectual property of Heritage Planning Design Ltd. However, it may be used and reproduced without any amendment(s) by the named client(s) and the relevant authorities for the purpose(s) specified and/ or intended. It should not be used for any other purpose and it may not be sold, lent, hired, divulged or relied on by any third party without the prior written consent of the copyright holder.

© Heritage Planning Design Ltd