



Heritage Statement

33 Sunny Bower Street, Tottington, BL8 3HL

Author
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SKY Design & Consulting Limited
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I.0 Introduction

SKY Design & Consulting Limited have been appointed by Mr & Mrs Sudders as project agents to manage all application requirements for the proposed out-building works at their property, 33 Sunny Bower Street, Tottington, Bury, BL8 3HL.

This document is to supplement the Full Planning application and provide support and context to the proposed works.

2.0 Building and Location

Sunny Bower Street is located to the west of Market Street – see ‘Figure I’



Figure I | Google Maps extract to provide context to site location | not to scale



Figure 2 | Google Maps extract to provide context to site location | not to scale

The application site is bounded on all sides by newer residential developments but comprises of an end terrace dwelling with attached barn structure.

3.0 National Planning Policy

The National Planning Policy Framework (NPPF) as revised on 20th July 2021 has been considered within this application. The relevant sections of the NPPF are considered below.

The NPPF includes a presumption in favour of sustainable development which is recognised as having three mutually dependent dimensions: economic, social and environmental. The NPPF advises that these should be sought simultaneously through the planning system in conjunction with high quality design. The NPPF also advises that the presumption in favour of sustainable development means in practice that development which accords with the Development plan should be approved without delay and that where a Development Plan is out of date or silent, permission should be granted unless any adverse impacts from the proposal would significantly and demonstrably outweigh the benefits or specific policies in the NPPF indicate that the development should be restricted.

Core Principles

The NPPF sets out 12 Core Planning Principles. These are that Planning should:

- Not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- Support the transition to a low carbon future in a changing climate, taking full account of flood risk, and coastal change, and to encourage the reuse of existing resources including conversion of existing buildings;
- Reduce pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies within the Framework;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value;
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas; and

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- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

4.0 Assessment of Significance

Ordnance Survey maps dated from 1830 show the application property as part of a small run of terraced properties and is therefore deemed to be a non-designated heritage asset by virtue of its age – refer to 'Figure3'



Figure 3 | Ordnance Survey map extract dated from 1830 | not to scale

The property does not hold listed status, nor does it sit within the Green Belt or a Conservation Area.

The type of interest in the application site simply lies within the historical nature. There is no architectural or archaeological interest of note.

5.0 Proposed Development

The proposed works comprise of the conversion of the existing adjoined barn to create habitable space to serve the existing dwelling.

An existing nondescript arched cart opening is proposed to be closed off to the north-west facing elevation, whilst the more decorative stone arch to the south-east facing elevation will be retained and utilised as a feature of the proposed works.

The historical nature of the property will primarily be retained with the proposed works and the conversion element of the scheme sits subserviently to the main mass of the property when viewed from Sunny Bower Street.