

73184 – Pinfold Court, Pinfold Lane, Whitefield.

Installation of 5 no. New Steel Frames to Support Existing Balconies to Block of Flats and new balcony to replace 2nd floor failed balcony to west elevation.

Pinfold Court is sited at the periphery of the conservation area at the junction of Pinfold Lane and Higher Lane. The building is non-historic 1960s built and as such does not make a strong contribution to the character or appearance of the conservation area nor is it a negative feature within the conservation area.

The proposed new balcony would match the existing balconies on the building in terms of design. The additional steel strengthening would have minimal, almost indiscernible visual impact on the building and conservation area. As such the impact of the proposal as a whole would be neutral and therefore it would preserve the character and appearance of the conservation area.

It is recommended the new balcony rail and additional steel should be painted black as a neutral colour within the built environment and the underside of the new balcony white to match the existing balconies.

Conservation Officer

14/7/26