

## **73369 – 12 Bolton Street, Bury.**

### **Installation of an ATM.**

The application site is within Bury town centre conservation area. The new shop front has been recently installed. The previous blue painted historic timber Art Deco shop front was removed and replaced with a very modern contemporising aluminium framed, fully glazed shop front without planning permission. The current shop front is a replacement. It is a timber approximation of the Art Deco timber shop front. A full restoration could not be achieved due to the manner and speed of its demolition but as such it is considered to restore the street scene character and appearance of that part of the conservation area and removes the harm caused to the character and appearance of the conservation area by the unlawful aluminium framed window.

The conservation area is on Historic England's Heritage at Risk Register (HAR). This is due in part to inappropriate shop front advertisements and inappropriate alterations to shop fronts without the benefit of advertisement regulation consent or planning permission.

Paragraph 219 of the NPPF states that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The proposal is for an automatic teller machine (ATM) to be inserted into the shop front through the central glazed panel. The ATM would represent an incongruous and contemporising feature. It would be a highly visual and prominent feature in the street scene. It would cause harm to the visual amenity of the shop front severely diminishing its contribution to the character and appearance of the conservation area. Its installation would reverse the improvement the new shop front provided to the character and appearance of the conservation area after the original shop front was removed.

As such the installation of the ATM would cause less than substantial harm to the character and appearance of the conservation area causing a loss significance. There would be only a minor public benefit with the installation of the ATM as there are others in close proximity at the corner of Silver Street and Bolton Street (HSBC) and The Rock (NatWest). However, this minor public benefit would not outweigh the harm identified to the character and appearance of the conservation area and the installation of an ATM in this location would not progress efforts to remove the conservation area from the HAR.

The proposal would not preserve or enhance the character or appearance of the conservation area contrary to section 72(1) of the Planning (Listed Building &

Conservation areas) Act 1990 or comply with the relevant policies of the NPPF, UDP and Places for Everyone (Pfe) Greater Manchester Combined Authority Joint Plan.

The relevant policies are:

EN1/2-Townscape and Built Design, EN1/8-Shop Fronts, EN2/1-Character of Conservation Areas, EN2/2-Conservation Area Control of the adopted Bury UDP.

Paragraphs 207, 208, 212, 213, 215, 216, 219 of the NPPF.

PfE Heritage - JP-P2 of the GMCA Joint Plan Places for Everyone.

Conservation Officer

30/7/26