

73053 – 5 The Rock, Bury.

Variation of condition 5 (external materials) on planning permission 67503 (Change of use from offices to 9 no. apartments at 1st floor to 4th floor levels): Windows to be double glazed units in uPVC heritage frames.

The existing window frames are timber single glazed and are not original. The existing windows are of an Edwardian sliding sash design, although the building dates from the 1930s.

The building is a Non-Designated Heritage Asset NDHA and is within Bury town centre conservation area.

The windows should be replaced with a timber sliding sash design that matches the existing frames. Double glazing would be acceptable.

UPVc windows would not match the existing timber frames as they cannot replicate accurately the detail and proportions of the timber frames. UPVc windows would not represent a traditional window design for the building. It would cause harm the character of the building and as a modern, non-historic and contemporary material it would not preserve the character or appearance of the conservation area. It would cause less than substantial harm without any identified public benefit that would outweigh the harm identified.

Conservation Officer

21/5/26