

70465 – 9 Castle Street, Summerseat, Bury.

Alterations to two existing window openings and erection of carport with integral store.

The application site is within Rowlands and Brooksbottoms Conservation Area, a designated heritage asset.

For clarity the building is part of an historic terrace of properties, but as a group are not considered to be a Non-Designated Heritage Assets by virtue of the external alterations that have been carried out to the front elevations of some properties affecting the appearance of the group as a whole. However the architectural grain of local materials and simple plan forms means the terrace is a strong contributor to the character and appearance of that part of the conservation area.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in the exercise of their planning functions to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 205 of the NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 208 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The proposed increase to the size of the existing small first floor window on the north elevation is considered acceptable by virtue of the scale of its alteration not leading to any increased visual harm in the street scene. As such it would preserve the character and appearance of that part of the conservation area.

The proposed detached car port is not considered to introduce a level of increased harm, when considered against the baseline context of existing development comprising of outbuildings to the north of the terraced row that would not preserve the character or appearance of that part of the conservation area.

The proposed opening up of the ground floor window on the south elevation and the installation of full length patio style doors would represent an incongruous and contemporising architectural feature on the building and having a high visibility in that part of the conservation area that would neither preserve or enhance its character or appearance. As such it would represent less than substantial harm to the character and appearance of the conservation area without any public benefit that would outweigh the harm identified. As such it cannot be supported in heritage conservation terms.

The following are considered relevant:

EN2/1 – Character of Conservation Areas

EN2/2 – Conservation Area Control

EN1/1 – Visual Amenity

EN2/2 – Townscape and Built Design

and paragraphs 205, 206, 208, 135 of the NPPF.

Mark Kilby

Conservation Officer

20/2/24

Revised plans have been submitted and now show the omission of the proposed patio doors and the retention existing ground floor window in the south elevation. The whole scheme is now acceptable in heritage conservation terms.

Mark Kilby

Conservation Officer

21/3/24