

PROPOSED WORKS AT ANTHONY FOLD

SHUTTLEWORTH, METROPOLITAN BOROUGH OF BURY



HERITAGE ASSESSMENT

GARRY MILLER *HERITAGE CONSULTANCY*

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JANUARY 2026

GARRY MILLER *HERITAGE CONSULTANCY*
Providing heritage planning advice since 2002

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Garry Miller is a heritage advisor, architectural historian and published author who has spent more than 40 years studying and working with buildings of town and countryside, in particular those of North West England. His career as a consultant began in the mid-1980s with the Preston-based Nigel Morgan Historic Building Consultancy, of which he became a partner in 1992 upon its rebranding as Datestone. In 1997 he was commissioned by the Heritage Trust for the North West, a buildings preservation trust based at Barrowford, Lancashire, to produce an in-depth regional study of vernacular houses in southwest Lancashire: the result, *Historic Houses in Lancashire: The Douglas Valley, 1300-1770* was published in 2002. The book was described as 'scholarship as its best' by *Country Life* (June 2003), and 'well analysed and presented' in *Transactions of the Ancient Monuments Society* (Vol 48, 2004); and was widely cited in the 2006 Buildings of England volume on Liverpool and Southwest Lancashire. Extensive research on the houses of Georgian and Regency Liverpool has also been undertaken, with a view to future publication. Following the success of his Douglas Valley book, Garry Miller established his own consultancy, producing analytical and interpretive reports on historic buildings, in particular the heritage assessments required to support planning applications affecting the historic environment. His area of operation encompasses the North West, Midlands, North Wales and parts of Cumbria and North and West Yorkshire. Several local authorities have cited his assessments as examples of best practice, and reports on more than 150 buildings or sites are produced annually.

THIS REPORT

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IMPORTANT LEGAL ADVISORY

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1: EXECUTIVE SUMMARY

This report supports proposed works at Anthony Fold, Shuttleworth, in the Metropolitan Borough of Bury, Greater Manchester. The property is a moorland farmstead which stands off Bury Old Road along with a group of agricultural outbuildings including an attached barn and cottage. Anthony Fold is locally-listed and therefore is considered in planning terms as a non-designated heritage asset.

Consent is sought for a single-storey side extension and alterations to the application building. The heritage consideration arising is the potential impact upon the significance (i.e. heritage interest and value) of the non-designated building. The scope and purpose of this report is to identify this significance and to assess the impact of the works upon it.

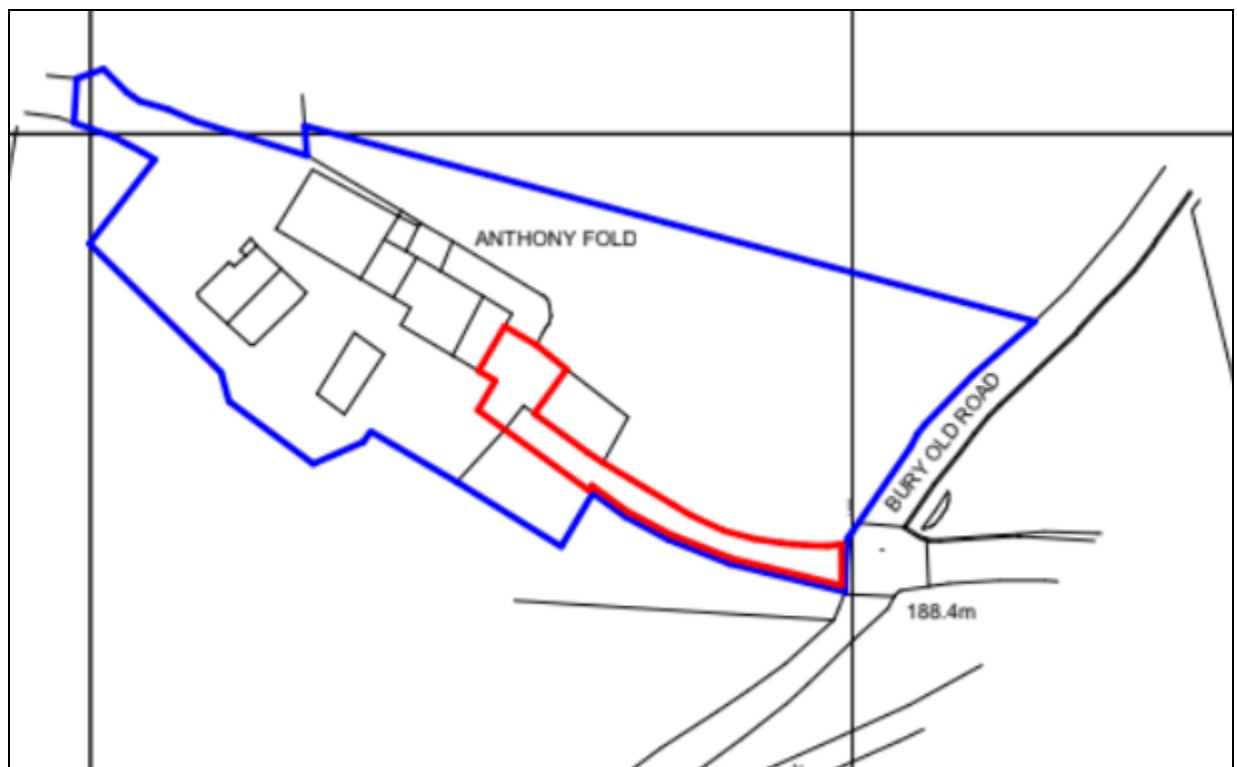
The property belongs to a moorland farmstead historically of likely yeoman (rural middle class) status that was occupied by the Holt family. The buildings of Anthony Fold are the survivor of what was a once larger group, with the name *fold* denoting a farming settlement typical of the Pennine uplands. The significance of the farmhouse as a non-designated building derives from its architectural and historic interest – in the local context only – as a moorland farmhouse of early-mid 18th century date that was the principal building in the nucleus, along with the group value that it shares with the other buildings of the site.

The proposal seeks consent for a modest single-storey extension along with associated works involving converting the right ground floor window to a doorway and closure of the existing central doorway. The proposed extension is subservient to the host building and harmonious in terms of its appearance and materiality, while exhibiting a contemporary design approach that renders it immediately distinguishable as a modern addition to the original building. The proposed alterations to the main building will not detract from its interest. It is shown in this report that two doorways previously existed, of which that on the right was most likely to be the original, so effectively the proposal reinstates this arrangement. The only loss to the fabric of the original building will be to form the doorway to the extension in the end elevation, which externally and internally is a plain wall with no distinguishing features.

Under national guidance, works to non-designated heritage assets require simply a balanced planning judgment, without the obligation to preserve or enhance that applies to listed buildings. In making this balanced judgment, it should be concluded that the works will have no harmful effect and will preserve the significance and legibility of the application building as the main element of a moorland farming nucleus of 18th-19th century date. The proposal should therefore be determined favourably without delay.

2: THE SITE

The application property is Anthony Fold, Shuttleworth, in the Metropolitan Borough of Bury, Greater Manchester. The property is a moorland farmhouse, now private residence, which stands in an isolated location at the end of a track off Bury Old Road along with a group of associated agricultural outbuildings including an attached barn and cottage. .



Location of the application property

3: THE PROPOSAL/SCOPE OF THIS REPORT

Heritage designation

The proposal building is locally-listed by Bury Metropolitan Borough Council and therefore is considered in planning terms as a non-designated heritage asset.

The proposal

Consent is sought for a single-storey side extension and alterations to the application building.

Heritage impact

The heritage consideration arising is the potential impact upon the significance (i.e. heritage interest and value) of the non-designated building.

Scope and purpose of this report

Paragraph 207 of Chapter 16 (*Conserving and Enhancing the Historic Environment*) of the National Planning Policy Framework (as revised December 2024) states local planning authorities should require an applicant to describe the significance of the heritage assets affected, including the contribution made by their setting. The scope and purpose of this report is therefore to identify the significance of the non-designated proposal building and to assess the impact of the proposal upon it.

In accordance with paragraph 207, it is considered the level of detail is proportionate to the importance of the proposal building and no more than is necessary to understand the impact of the proposal.

This report is to be read in conjunction with other documentation submitted in support of the proposal.

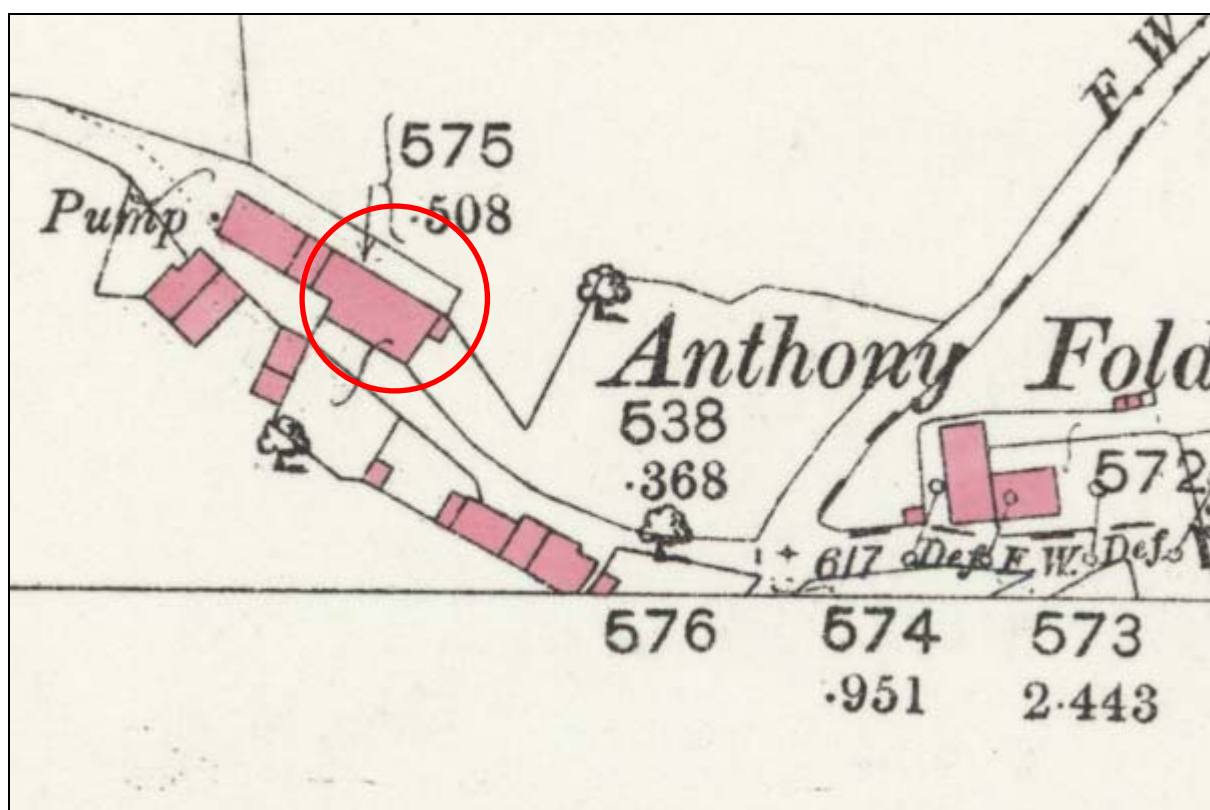
Report structure

This is as follows:

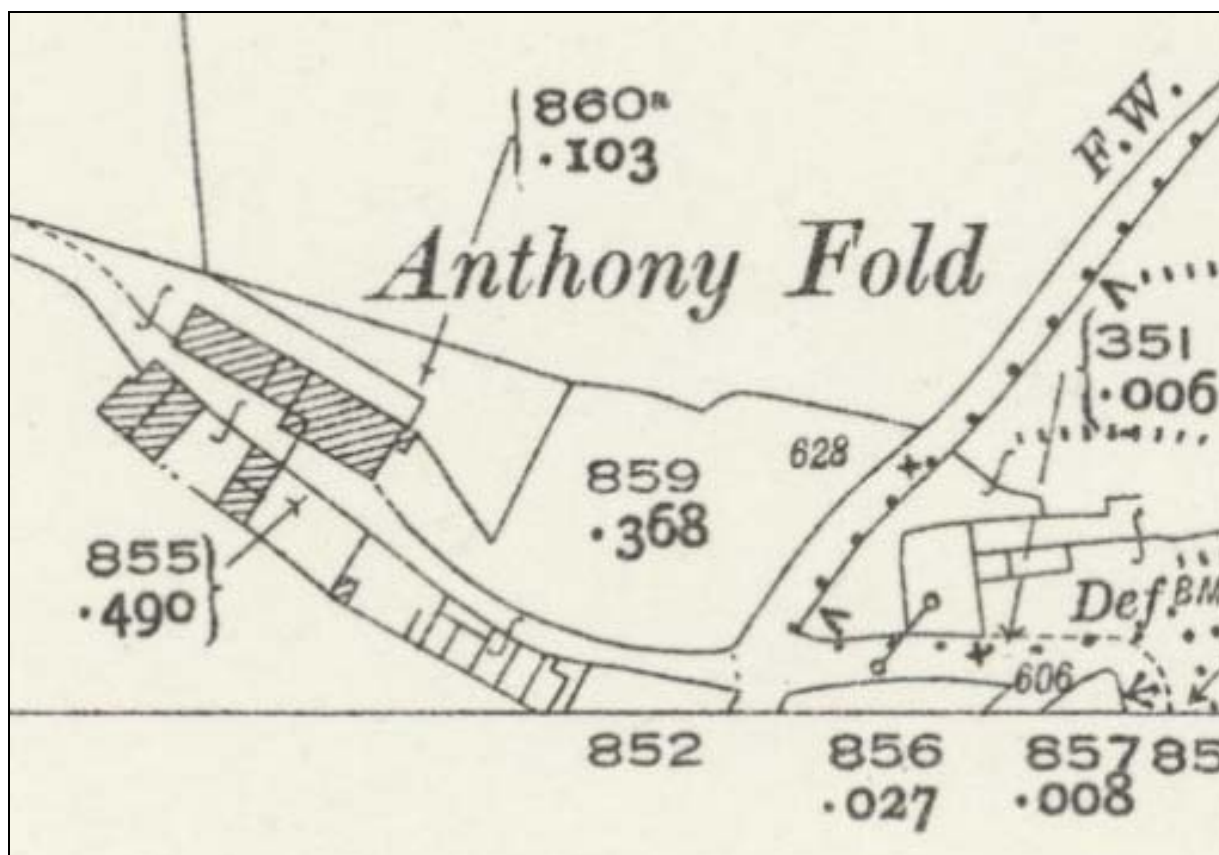
1. A proportionate analysis of the application building itself (Section 4)
2. A summary of its heritage significance (Section 5)
3. A review of the national and local heritage policies against which the proposal will be assessed (Section 6)
4. Analysis within this policy context of the proposal's impact upon the significance of the proposal building (Section 7)

4: HISTORICAL SUMMARY

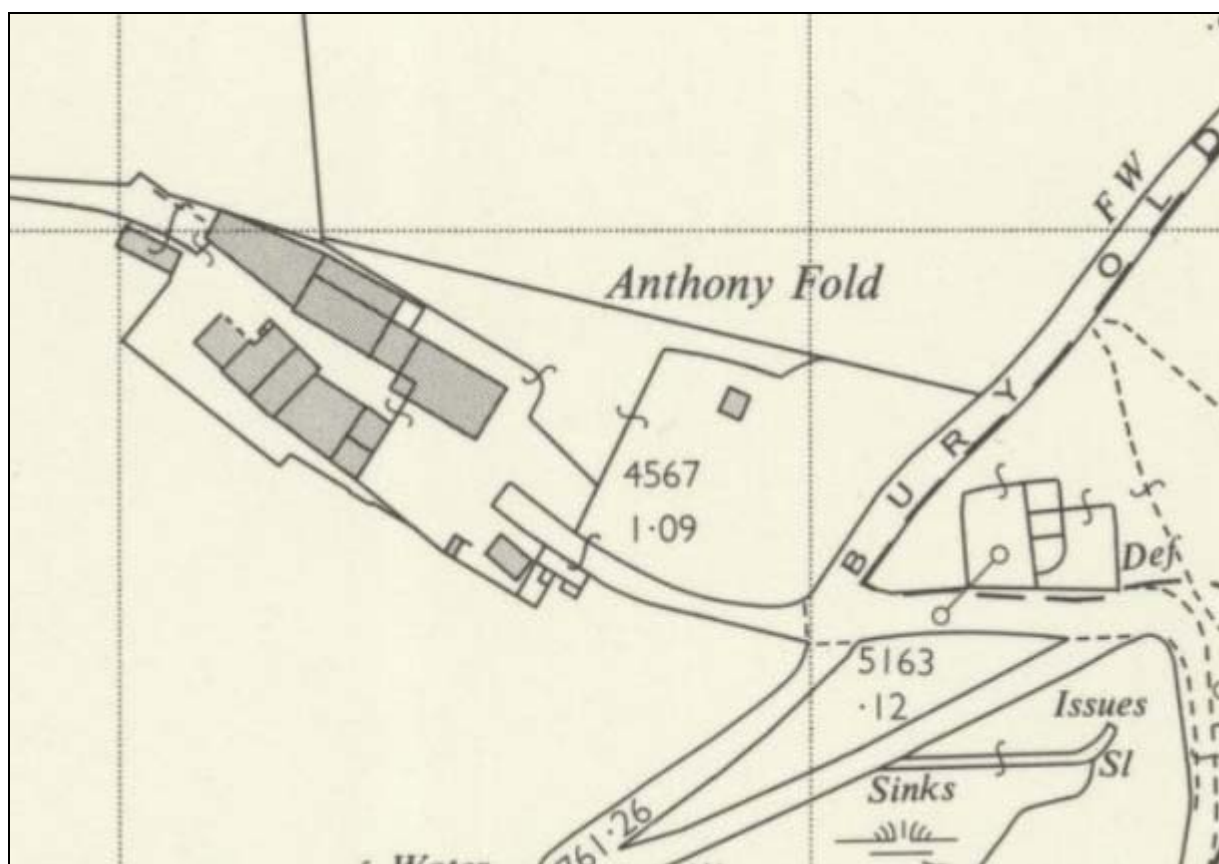
Anthony Fold is a moorland farmstead of likely yeoman (rural middle class) status, and the house appears to be of early-mid 18th century date. It is thought to have been occupied by the Holt family, who by the 19th century also operated the water-powered Shuttleworth Corn Mill, one of the earliest mills in the locality. The family had been established in the area for some time, and are recorded in the 14th century. The buildings of Anthony Fold are the survivors of what was a once-larger nucleus: the name *fold* refers to a grouping of farms and outbuildings that are typical of the Pennine uplands. The 1891 OS map (below) shows further buildings to the south and east that had gone by 1927. The maps also show that a small projection stood where the present side extension is proposed, but this had been removed by 1962. Additions to the remaining outbuildings, also now gone, has been made by this time.



The then-larger group at Anthony Fold, depicted by the 25-inch OS edition of 1891, with the house indicated



The other buildings had gone by 1927



The edition of 1962 records the removal of the projection to the side of the house and the additions to the outbuildings

5: ANALYSIS OF THE APPLICATION BUILDING

Overview

Altered farmhouse of early-mid 18th century date with attached cottage and barn probably of the early 19th century.

Description

- a. **The house.** The form and appearance of the house suggest it dates from the early-mid 18th century, probably 1720-1750. It is of typical Pennine character, robust and functional. The house was restored in recent years after falling into dilapidation, during which time a doorway on the right side of the ground floor was converted to a window; this arrangement suggests it may once have been subdivided to form two cottages. Of these doorways, that on the right is more likely to have been the original (making the house of end-baffle-entry form) as the quoins which flank it are shorter than those above.
- b. **Outbuildings.** Attached to the house are a small cottage and large barn beyond, both probably of the early 19th century but most likely replacing a previous earlier structure at this end. Located opposite are two freestanding two-storied outbuildings, probably also early 19th century. They were originally linked, as shown by the map of 1962, by a later infill structure than has now been removed. None of these ancillary structures is affected by the application.



The house as it now appears



The house prior to restoration, showing now-removed second doorway on right side, suggesting it may once have been two cottages



The buildings are the survivors of a once-larger nucleus at Anthony Fold



Cottage and barn attached to the house are probably early 19th century

6: SIGNIFICANCE OF THE APPLICATION BUILDING

Rationale

Paragraph 208 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimise conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Summary

The significance of the farmhouse as a non-designated building derives from its architectural and historic interest – in the local context only – as a moorland farmhouse of early-mid 18th century date that was the principal building in the nucleus that comprised Anthony Fold, along with the group value that it shares with the other buildings of the site.

7: PLANNING POLICY CONTEXT

The relevant government guidance for dealing with heritage-related planning applications is established by Chapter 16 of the National Planning Policy Framework. Paragraph 210 states that in determining such applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and*
- *The desirability of new development making a positive contribution to local character and distinctiveness*

Regarding non-designated heritage assets, paragraph 216 states:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The relevant local planning policy for Bury is JP-P2 of the Places for Everyone Joint Development Plan 2022-2029, adopted March 21, 2024, which requires (inter alia) that the heritage significance of a site or area is considered in accordance with national policy in the planning and design process; and integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place.

8: IMPACT OF THE PROPOSAL

Summary of the works

The proposal seeks consent for a modest single-storey extension along with associated works involving converting the right ground floor window to a doorway and closure of the existing central doorway, as shown in the submitted drawings.



Visualisation of the proposed extension

Their effect

The proposed extension is subservient to the host building and harmonious in terms of its appearance and materiality, while exhibiting a contemporary design approach that renders it immediately distinguishable as a modern addition to the original house. The proposed alterations to the main building will not detract from its interest. It has been shown that two doorways previously existed, of which that on the right side was most likely to be the original, so effectively the proposal reinstates this arrangement. The only loss to the fabric of the original building will be to form

the doorway to the extension in the end elevation, which externally and internally is a plain wall with no distinguishing features.



Site of the proposed doorway to the extension

Concluding statement

Under national guidance, works to non-designated heritage assets require simply a balanced planning judgment, without the requirement to preserve or enhance that applies to listed buildings. In making this balanced judgment, it should be concluded that the works will have no harmful effect and will preserve the significance and legibility of the application building as the main element of a moorland farming nucleus of 18th-19th century date. The proposal should therefore be determined favourably without delay.