

71142 – 395-397 Bury New Road, Prestwich.

Installation of extract flue to rear elevation.

The application site is an existing bar/restaurant and the proposed flue is required as a result of noise and fumes from the existing extraction system.

The application site is part of a two and three storey brick and slate row of late Victorian and early Edwardian buildings on the west side of Bury New Road rising to the junction with Church Lane consisting of jumbled roofs, ridge lines and shop fronts. The site is within the St Marys' Conservation Area. The row forms an important part of the development of the commercial aspect of that part of Bury New Road. Relatively unaltered with original architectural features – front facing piked gables, decorative brickwork and stone banding the row represents a very strong contributor to the character and appearance of that part of the conservation area. In recent years significant parts of the row have been refurbished and brought back into use, further enhancing the character and appearance of the conservation area.

The application is for a large external kitchen flue to the rear elevation of a commercial premises exiting at first floor level and terminating with a height of approximately 5.00 meters in total and 2.00 meters above eaves level. The flue would be 500 mm.

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.

The conservation area appraisal and management plan recognises that incremental change caused by relatively small interventions and alterations can result in cumulative harm which does not preserve the character or appearance of the conservation area:-

"Erosion of detail has taken place with the removal of chimneys and the introduction of flues and satellite dishes; the replacement of original doors and windows; changes to roofing materials; and the introduction of unsympathetic fencing and replacement garden walls".

The rear elevations of this row of buildings are well preserved and relatively unaltered apart from some minor fenestration changes. The rear elevation of the row is visible in the wider context of the conservation area and in particular from The Coppice which runs south from Church Lane and almost parallel with Bury New Road with residential properties linking to St Marys' Flower Park and Clough to the south.

The rear elevation of this block is substantially without negative incongruous features such as flues, satellite dishes and air conditioning units. Its roof form and fenestration contribute to the preservation of the character and appearance of the conservation area. As such it is considered that the introduction of the

proposed flue would represent an incongruous and urbanising feature in that part of the conservation area neither preserving or enhancing its special character and appearance. As such the proposal represents less than substantial harm within the terms of paragraph 208 of the National Planning Policy Framework (NPPF) which will need to be weighed against any public benefits that might exist.

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

It is suggested that the flue should be contained within the building structure only exiting at the roof slope and also with a significant reduction in size of or the removal of the cowl altogether.

Without a significant public benefit that would outweigh the harm identified or its alteration as suggested the proposal cannot be supported in terms of heritage conservation.

Conservation Officer

9/10/24