

72208 – The Gatehouse, Connect 56 Business Hub, Manchester Road

1 No. non-illuminated 5mm diabond sheet sign to front elevation

The tower which is part of the gatehouse to the former Swintex factory is a fine 19th century Italianate tower.

The tower is a Non-Designated Heritage Asset (NDHA).

The existing sign completely covers the stone lancet openings at the top of the tower on all four elevations.

Paragraph 216 of the NPPF states that 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 existing signs will completely mask the most significant architectural feature of the tower causing a direct unacceptable loss of significance.

As such the signs should not be retained.

Conservation Officer

2/9/25