

69687 – 5 Crompton Street, Bury

First floor rear extension to form 1 no. lower first floor flat and loft conversion/roof alterations with dormers to form 2 no. second floor flats with external alterations and associated works.

5 Crompton Street is considered to be a Non-Designated Heritage Asset (NDHA) and is sited within Bury town centre 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 199 of the National Planning Policy Framework (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 203 of the NPPF 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.

Paragraph 202 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 submitted heritage statement does not describe any heritage values the building may possess that would comprise its heritage significance.

However it is considered that the building does possess architectural and historic value which makes it a strong contributor to the preservation of the character and appearance of Bury town centre conservation area.

The proposed dormer and first floor extensions would by virtue of their design, size and materials represent incongruous features on the building being flat roofed box dormers and an extension finished in metal cladding that would cause harm to and therefore a loss of heritage significance to an unacceptable level. The cumulative effects of the other external alterations consisting of the additional and alterations to the existing roof, window openings and doors would also cause unacceptable harm to the heritage significance of the building by causing harm to its architectural interest.

The proposed external alterations would have visibility in parts from street level and from wider areas at upper floor locations from surrounding buildings. The proposals would by virtue of their design, size and materials represent incongruous features within that part of Bury town centre conservation area and

as such represent less than substantial harm to the character and appearance of the conservation area and therefore would not preserve or enhance it. The applicant has stated in their heritage statement that the proposals would represent less than substantial harm, but with the public benefit of bringing an under utilised heritage asset back into a viable use that would outweigh the less than substantial harm identified. However it should be noted that there is a recent consent under prior approval for conversion of the application site to 16 No. apartments and the applicant has stated that works to begin the conversion have already been started. As such this application is for extensions and other external alterations that are not currently required to bring building back into use and as such there is no public benefit that would outweigh the harm caused by the proposed works.

The application cannot be supported in heritage term as it would not comply with or be contrary to paragraphs 199, 202 and 203 of the NPPF and adopted Bury UDP policies EN2/1 – Character of Conservation Areas and EN2/2 – Conservation Area Control.

Mark Kilby

Conservation Officer

3/8/23