

70642 – The Art Picture House, Haymarket Street, Bury.

Erection of additional condenser on the rear elevation.

The application site is a Grade II listed former 1920s built cinema, sited within Bury town centre conservation area. A brick clad steel frame construction with a faience frontage to Haymarket Street. The rear elevation is of brick construction with white glazed brick above half way.

It is considered to be one of the most elaborate and complete examples of early 1920s cinema in England. Its built heritage significance is derived in part from the historic and architectural completeness of its interior and the architectural interest of its front façade.

The surrounding land use is commercial/civil with offices, Textile Hall, The Athenaeum Club and the Library being the adjacent premises.

The application is for a single condenser unit to the rear elevation below the level of the glazed brickwork sitting just below a group of three first floor windows at a height of 3.30m above external ground level, adjacent to an existing cluster of four small condenser units. The size of the unit would be approximately 800mm x 500mm. The unit would serve the upgraded staff area. The rear elevation where the unit would be sited fronts Back Knowsley Street, facing the side elevations of Textile Hall and the Library.

The rear of the building is accessed via Back Knowsley Street which is a narrow alleyway and not well used in terms of pedestrian footfall or vehicular usage. The proposed unit and those already installed are not of a large size set against the size of the building, in an area that would not be widely visible from public views. As such the proposal would not have a detrimental impact on the visual amenity of the area nor a detrimental cumulative impact on visual amenity.

The site is within Bury town centre conservation area and located on the rear the proposed unit would not impact on the main street scene or more sensitive areas of the conservation area. As such the proposal would not represent less than substantial harm and as such would preserve the character of the conservation area as required by Section 72 of the Planning (Listed Building & Conservation Areas) Act 1990. The impact of the proposal on the listed building will be assessed under application 70639.

The proposal complies with UDP Policies EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control and EN1/2 - Townscape and Built Design and EN1/1 - Visual Amenity and paragraphs 203, 205, 207, 208 of the National Planning Policy Framework and Greater Manchester Combined Authority – Joint Plan JP-P2.

Conservation Officer

14/5/24.