

Heritage comments

I am not clear on what amount of demolition is proposed as the plan does not show this. Generally demolition within a conservation area and which affects the curtilage of an NDHA would not be supported in heritage conservation terms, especially as it would only be for the personal benefit of the applicant and would not at least preserve the character or appearance of the conservation area. Any increase parking area would represent a further urbanising and contemporising of this semi-rural conservation area causing incremental harm to its character and as such would not be acceptable.

The ground floor window in the front elevation of the proposed extension should be of the same size and proportion as the existing ground floor front elevation window. If the window is to be mullioned it should be in a natural matching sandstone. The windows should be timber, steel or aluminium side hung casement in colour black or white. UPVc is not acceptable. Similarly the ground and first floor windows to the proposed extension are of a non-historic design and material. The windows should be timber, steel or aluminium double side hung casement in colour black or white. UPVc is not acceptable. In both cases this represent a level of historicism that would preserve the significance of the NDHA and the character and appearance of the conservation area and would not represent less than substantial harm.

The additional first floor window to the existing gable needs to be reduced in size by approximately 20% and be of the same design and materials as the extension rear elevation windows. UPVc is not acceptable. As currently proposed it would be an unacceptably visually dominant and incongruous architectural feature on the gable of the building causing visual harm to its architectural and aesthetic interest and therefore a loss heritage significance and would not preserve the character and appearance of the conservation area.

The proposed lancet window at the side of the existing door in the existing gable would represent a non-historic architectural feature and as such would cause a loss of significance of the NDHA and would not preserve the character or appearance of the conservation area.

Kind Regards

Mark Kilby PGDip (Building Conservation and Adaptation)

Conservation Officer

**Bury Council
Business, Growth & Infrastructure
Development Management
3 Knowsley Place
Duke Street
Bury**

BL9 0EJ

Tel: 0161 253 7639

E: m.d.kilby@bury.gov.uk