

**69699 – 240 Walmersley Road, Bury**

**Change of use from dwelling (Class C3) to 9 no. bedroom HMO (single occupancy, Class Sui Generis)**

The dwelling has been identified as a non-designated heritage asset in accordance with Annex 2 of the NPPF and is considered to be a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing). The 'Good Practice Advice Note 2: Managing Significance in Decision-Taking' published by Historic England (2015) clarifies non-designated assets as those "...that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application."

There are no external alterations proposed as part of this application and internally the property has been modernised.

As such there is no objection.

Mark Kilby

Conservation Officer

12/7/23