

73539 – 211-213 Bury New Road, Whitefield.

Construction of a single-storey side extension to provide 3. no additional care home bedrooms with en-suite facilities, retention and incorporation of an existing ancillary office building, together with associated external alterations and removal of secondary chimney stacks.

The application building is considered to be a Non-Designated Heritage Asset (NDHA) and is sited within the All Saints Conservation Area of Whitefield.

The application building is referenced as a building of significance in the All Saints Conservation Area Appraisal and Management Plan, chimney stacks being a feature the late 19th and early 20th century dwellinghouses.

There is no objection to the proposed extension, loss of the existing non-historic extension to the north elevation, incorporation of an existing non-historic outbuilding subject to the following recommended amendments:

- The stepped parapeted front elevation to the proposed extension would be greater in height than the adjacent stepped parapet to No.215 (Funeral Directors). No.215 is greater in height, has greater mass and scale than the application building and as such the higher parapet to the proposed extension would be visually dis-jointed causing visual harm to NDHA and the character and appearance of the conservation area. The height of the proposed extension should be reduced to bring the height of the parapet level with the one at No.215.
- The proposed extension should have a roof covering that matches the host building not slate as proposed. The host building has Rosemary tiles and the extension should have the same to match.
- Window frames to the front elevation of the proposed extension should be constructed from timber and match the existing frames in the front elevation. UPVC frames on the rear elevation would be acceptable.

Conservation Officer

21/9/26

The above recommended amendments to the proposal have been made by the applicant. The proposal is now acceptable with regards to heritage conservation.

Conservation Officer

5/10/26