

Planning, Design and Heritage Statement

5 Crompton Street, Bury, BL9 0AD

03.12.2023

Hestia Town Planning

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1. Introduction

This Planning Statement (the “Statement”) has been prepared by Hestia Town Planning to support a full (minor) planning application for **“external alterations comprising new and reinstated windows and replacement doors”** at No. 5 Crompton Street, Bury, BL9 0AD.

The Site currently has MA approval for 16 apartments (planning ref: 69480). However, given the age of the building, many of the windows and doors need to be replaced with better quality, energy efficient additions to ensure that the building is habitable. The Applicant is also proposing to replace all windows with new grey windows and remove three white uPVC doorways to reinstate three windows to full length.

Overall, the changes will improve the external appearance of the building, particularly in relation to fenestration whilst providing an energy efficient solution. This will ensure that the building can function as apartments and bring a vacant building back into use.

The Statement covers planning policy and demonstrates how the Scheme is fully compliant with the Development Plan. The Planning Statement should be read in conjunction with the Heritage Statement in Appendix A.

The Application is also supported by a duly complete application form and the following drawings:

- Site Location Plan V2
- 23.3063.6D Existing _ Proposed Block Plans
- 23.3063.11C Existing and Proposed Side Elevation 1
- 23.3063.12D Existing and Proposed Side Elevation 2

These should be referred to alongside the Statement.

2. Site Description

The Site is located at 5 Crompton Street, Bury and is 586m². The building was previously occupied on the ground floor by a nursery/play centre. The first and second floors were occupied by a nursery. This use ceased in May 2020. Under the September 2021 Use Class Order, the Site became an E Use Class and the Applicant utilised MA rights for 16 apartments in May 2023.

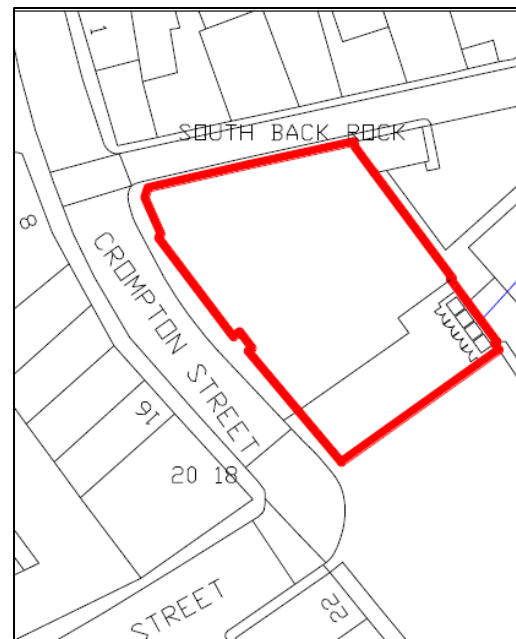
The surrounding area comprises a mix of commercial and residential properties, typical for a town centre. With regards to external designs, there is no set external appearance.

The Site is conveniently located to the north of Mill Gate Shopping Centre with train and tram stops just 0.1 miles from the site. Frequent bus services are also near to the site.

5 Crompton Street is considered to be a Non-Designated Heritage Asset (NDHA) and is sited within Bury Town Centre Conservation Area.

A site location plan is shown below in Figure 1.

Figure 1 - Site Location



The Site consists of a large brick terracotta building with ornate stone features and a large central tower structure.

Figure 2 shows the front elevation of the building.

Figure 2 – 5 Crompton Street



3. Proposed Development

The application is a full (minor) planning application for ***“external alterations comprising new and reinstated windows and replacement doors”*** at No. 5 Crompton Street, Bury, BL9 0AD. 5 Crompton Street is considered to be a Non-Designated Heritage Asset (NDHA) and is sited within Bury Town Centre Conservation Area. Therefore, although not listed, any changes would need to be sensitive and fitting within the existing building. It is important to note that there is no Article 4 Directive on this Conservation Area and therefore normal Permitted Development Rights apply.

The works will comprise the following:

Windows

All windows will be replaced with grey uPVC as shown in Figure 3 below. This will complement the surrounding and opposite windows within the Conservation Area which are largely grey in nature (see Photo 1 and 2 of the Heritage Report). The Applicant is happy to discuss darker colours with the Conservation Officer however it is hoped that grey is considered to be most suitable and blend with the brickwork area surrounding area.

The existing wooden windows are rotting and are not suitable for residential use. The existing white UPVC windows are an unsightly new addition to the building. The new windows will enhance the living conditions for future tenants and will blend and complement the existing materials and features. In addition, they will enhance the appearance of the building by ensuring all windows are consistent. Samples can be provided upon request.

The stonework is the more prominent feature of the windows and will not be removed.

As shown within the below Image 1 example. The lower floor darker windows are complimentary to the terracotta brickwork. The upper floor with white windows are not as complementary.

Image 1 – Example of darker windows complementing terracotta brickwork.



Image 2 – Example of darker windows complementing terracotta brickwork.



Figure 3 – Window colour example



Door Removal and Reinstatement of Windows

Three doors to the newer addition of the building will be removed and replaced with windows. Matching brickwork will be required and materials can be provided upon request. Any bricks will be indistinguishable from the existing brickwork. The aligned symmetrical windows will enhance the appearance of the building. Currently they appear out of place and not consistent.

These amendments will blend and complement the existing materials and features and enhance the appearance of the building by making it appear more uniform with improved symmetrical/aligned fenestration.

These changes will reinstate the original window lengths as shown in Photo 1.

Photo 1 – Original windows shown internally and bricked up.



Figure 4 compares the existing and proposed side elevations and shows the minor alterations to comprise:

- Replacement of 3 doors to reinstate original full windows

Figure 4 – Existing and Proposed Alterations

Figures 5 and 6 below demonstrate how the windows will appear.

Figure 5 – Existing and Proposed Alterations



Figure 6 – Existing and Proposed Alterations



EXISTING SIDE ELEVATION 1



PROPOSED SIDE ELEVATION 1

REMOVE DOOR AND PROVIDE
FULL NEW WINDOW UNIT

REMOVE DOOR AND PROVIDE
FULL NEW WINDOW UNIT

Figure 7 – Existing elevation

Figure 7 below demonstrates how the existing UPVC doors are not sensitive to the building or Conservation Area.



Enlargement of windows and removal of metal railings (Back rock)

Figure 8 below shows the uPVC windows to be replaced on Back Rock. As with the other wooden windows throughout the building, these are unsuitable and insensitive. It is proposed to make these windows slightly bigger to 1.35m as shown in Figure 9. This will have no negative impact on the appearance of the building externally, however, will provide more light internally.

Figure 8 – Windows to be replaced on Back Rock



Figure 9 – Windows to be replaced on Back Rock



Additional window (Back Rock)

Figure 10 shows an existing bricked up door. It is proposed that the window at the top of this door is increased in size as per Figure 9. This will have no harm on the appearance of the building externally, however, will benefit the internal use of the building by providing more light. The existing bricked-up door is not original and is of no architectural merit.

Figure 10 – Bricked up door to be replaced with a window on Back Rock



Figure 11 below shows a 3D visualisation of the proposed changes to the windows on Back Rock and demonstrates that the changes are both positive and sensitive. The windows will not introduce any overlooking or privacy concerns. Overall, the building will be sympathetically improved on its functionality and utility without any loss to its original identity. There will be a positive improvement in terms of the window alignment.

Figure 11 – 3D Visualisation of window changes on Back Rock



Front and Side Door

As can be seen in Figure 10 and 12 the existing doors have aged and are also rotting. In order to bring the building back into use they must be replaced to bring the building up to a standard that is suitable to live in.

The Applicant is proposing grey replacement doors to match the proposed windows.

Figure 12 – Existing Front Door



Summary

Any changes to the external appearance of the building will not appear out of character and will complement and enhance the existing building.

Overall, the building will be sympathetically improved on its functionality and utility without any loss to its original identity. There will be a positive improvement in terms of the window alignment and the external alterations will have a public benefit by bringing a vacant building into habitable use.

5. Planning History

The building was previously occupied on the ground floor by a nursery/play centre. The first and second floors were occupied by a nursery. This use ceased in May 2020. Under the September 2021 Use Class Order, the Site became an E Use Class and the Applicant utilised MA rights for 16 apartments in May 2023.

Year	Reference	Description
2023	70177 - N/A	Change of use from Class E to 16 no. apartments (Class C3). [Application for a Non Material Amendment to Prior Approval 69480 to allow addition of stairs within some apartments. Apartments 1, 6, 7, 8, 12, 14 and 15 will include an additional floor in the apartment to increase living space and modifications to internal arrangement]
	69687 - Refused	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
	69480 - Prior Approval Not required	Prior approval for proposed change of use from Class E to 16 no. apartments (Class C3)
2018	62907 - Approve with Conditions	1 No. non-illuminated fascia sign
2015	58472 - Approve with Conditions	Two storey extension to side elevation to form additional internal staircase (resubmission)
	58453 - Approve with Conditions	Change of use from ground floor children's play centre and first/second floor offices to creche/day nursery/children's play centre (Class D1) to the ground/first/second floors; New access to first floor flat roof area at rear and installation of 1.8 metre high railings to create outside play area
2014	58302 - Withdrawn by Applicant	Two storey extension to side elevation to form additional internal staircase
2012	55352 - Approve with Conditions	Change of use of building from Sui Generis to D2 (Assembly & Leisure).
2011	54208 - Approve with Conditions	Change of use from Sui Generis (post office with sorting office facilities) to mixed use comprising retail (Class A1), financial and professional services (Class A2), restaurant and cafe (Class A3), and drinking establishment (Class A4); Alterations to side elevation to provide canopy, additional access and new windows

6. Planning Policy

This Section of the Statement sets out the legislative policy context as it relates to the Proposed Development and explains how the Proposals accord with the most recent national and local policy guidance.

In line with national policy, planning applications must be determined in accordance with the context of the Development Plan ‘unless material considerations indicate otherwise’ (Section 38(6) of the Planning and Compulsory Purchase Act 2004). Policies in the Development Plan will seek to safeguard environmental interests and will aim to resist developments which are likely to give rise to significant adverse environmental and amenity effects.

In the context of Section 38(6) of the 2004 Act, the following formally adopted documents have been reviewed:

- National Planning Policy Framework (2023)
- Bury Council Unitary Development Plan (UDP) 1997

Bury are in the process of producing a Local Plan and Joint Greater Manchester Spatial Framework (GMSF). However, it is understood that this is currently on hold. As such, any emerging policies will not be considered.

National Planning Policy Framework (July February 2021)

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England. The revised version of the NPPF was updated in September 2023.

NPPF Paragraph 11 contends that decision makers should apply a presumption in favour of sustainable development. Additionally, the key purpose of the NPPF is to enable the planning system to perform

an economic, social and environmental role; build a strong, responsive economy; sustain vibrant communities; and protect and enhance the natural, built and historic environment, as defined under Chapter 2.

The NPPF advises that these environmental, social and economic objectives should be delivered through the preparation of plans and the applications of policies detailed throughout the Framework. It further advises that plans should seek positively to seek opportunities to meet the development needs for their area and objectively assess needs for housing development. Where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, permission should be granted unless policies within the Framework protects areas or assets of particular importance, or if any adverse impacts demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

Chapter 12 of the NPPF highlights that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.

NPPF Paragraph 124 emphasises the importance of achieving appropriate densities and good design and highlights it as a key element of sustainable development.

Chapter 16 of the NPPF discusses development within Conservation Areas and does not discourage development within them, providing the development does not cause harm. Paragraph 206 states that “local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance”. Further information is available in the Heritage Statement to show how

the Development does not cause harm to the Conservation Area. The heritage statement demonstrates the proposals would not cause harm with some positive impact such as reinstating the original window lengths. Due to the need for more energy efficient windows, it is not possible to replace the existing wooden windows. There is an additional public benefit of bringing an under utilised heritage asset back into a viable use.

In summary, the development is fully in line with the above national policies. The development provides a well-designed scheme which helps towards providing suitable accommodation.

The Scheme will be well designed to a high standard and will create a scheme in which people can live in high standards that are close to all services, amenities and employment.

The components of the NPPF considered most relevant to the Scheme are set out below:

2 – Achieving sustainable development

8 – Promoting healthy and safe communities

12 – Achieving well-designed places

16 - Conserving and enhancing the historic environment

Bury UDP 1997

The statutory development plan for the area comprises the Bury Council Unitary Development Plan (UDP) (1997). This document sets down why change is needed; what should be done; and where, when and how it is going to happen, including the provision of supporting infrastructure. The UDP is used to decide if planning applications should be approved.

Outlined below are the key policies relevant to the consideration of the proposed development,

accompanied with an explanation of how the proposal complies with them (Appendix A).

The Policy Assessment shows how the Scheme has been carefully designed to ensure it complies with these policies and guidance. The Applicant has identified a need for this style of mixed-use accommodation in this specific area and this Statement has shown that the Proposals will have no detrimental effect to the property, street, surrounding area, and Conservation Area.

The following policies are considered to be relevant to the Proposal:

- EN1/2 Townscape and Built Design
- EN2/1 Character of Conservation Areas
- EN2/2 Conservation Area Control
- H2/1 The Form of New Residential Development
- H2/4 Conversions

UDP Policy H2/4 - Conversions and Supplementary Planning Document 15 - Residential Conversions recognises that applications for conversions can often make an important contribution to the local housing stock, and often the best way to utilise vacant or underused space. Regard will be had to the following factors which include the effect on amenity of the neighbouring property through noise, visual intrusion, position of entrances, impact of parking areas, extensions and fire escapes; general character of the area; amenity of occupants; effect on the street scene of any external alterations; car parking and servicing requirements.

With regards to EN1/2 Townscape and Built Design, the proposal responds well to the townscape and built environment. Materials will complement the surrounding materials and new windows will be replaced and reinstated to ensure that the external appearance appears more consistent throughout.

Bury UDP Policies EN2/1, EN2/2 and EN2/3 Conservation policies, seek to support development

for the reuse of derelict or vacant buildings, providing it would continue preserve and enhance areas of special character and buildings of historic importance.

To summarise, the Applicant supports the objectives and policies of the UDP by utilising a previously developed site that has an existing residential use.

The Proposals will:

- *improve the quality of the approved housing stock and make the building habitable;*
- *be energy efficient;*
- *enhance and complement streetscape;*
- *Improve and reinstate the appearance of the building;*
- *Use sympathetic materials*

7. Policy Assessment and Conclusions

The national and local policy and guidance detailed above are those which are considered to be of relevance to the Scheme. As such, the Scheme has been carefully designed to ensure it complies with these policies and guidance.

This Statement has shown that the proposals will have no detrimental effect to the property, street or area.

The Application is supported by a full suite of documents, that show that there are no material considerations that should prevent the Application from being approved.

It can be concluded that the proposed development would not have a harmful effect. The Scheme is compliant with the Development Plan and all other material considerations. There are no conflicts or issues that cannot be appropriately mitigated or would prevent planning consent from being obtained.

Appendix A Heritage Assessment

1. Introduction

This heritage statement has been prepared to inform and support proposals for external alterations at No. 5 Crompton Street, Bury. The property is not listed but lies within the Bury Town Centre Conservation Area and is considered to be a Non-Designated Heritage Asset (NDHA).

Paragraph 194 of Chapter 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (as revised July 2021) states local planning authorities should require an applicant to describe the significance of the heritage assets affected, including their setting.

The scope and purpose of this report is to identify the significance of the building, Conservation Area and any nearby listed buildings, and to assess how this will be affected by the proposal. In accordance with paragraph 194, it is considered the level of detail presented is proportionate to the significance of the heritage assets and no more than is necessary to understand the impact of the proposal. This report is to be read in conjunction with other documentation submitted in support of the application.

2. The Building and the Surroundings

The site is located at 5 Crompton Street, Bury, as shown on Figures 1 - 3 below. The building is not listed or designated, however is identified as a Non-Designated Heritage Asset (NDHA) and does possess some architectural and historic value which contributes to the Conservation Area. There are also newer additions with little architectural merit (such as the uPVC windows). The general old Post Office/main building (not buildings to rear) was likely built at the end of the 19th century, but certainly between 1893 and 1910. The building is red brick with stone dressings, in neo-Elizabethan style with stone mullioned windows, finials, blind-arch parapets, corner turret and tower over the main entrance. The large extension to the rear is late 20th Century.

Figure 1 - Site Location



Figure 2 – 5 Crompton Street



Figure 3 – 5 Crompton Street



Crompton Street and surrounding roads consist of a range of buildings within the Bury Town Centre Conservation Area, an area characterised mainly by commercial and retail uses.

3. Proposals

The site currently has MA approval for 16 apartments (planning ref: 69480). Full details of the proposal are discussed within the Planning Statement.

The proposals are minor and include:

- Removal of three white uPVC doors and reinstatement of full length windows
- External materials to be grey
- Increase of 3 windows on Back Rock
- Partial removal of bricked door on Back Rock with insertion of window

4. Planning Policy Context

Planning (Listed Buildings and Conservation Areas) Act, 1990

In summary, this Act requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest (Section 66 (1)). Regarding conservation areas, section 72 (1) states that local planning authorities must pay special attention to the desirability of preserving or enhancing their character.

National Planning Policy Framework (2023)

Chapter 16 of the National Planning Policy Framework provides the guidance on how the statutory duty is to be put into practice. Paragraph 197 states that in determining applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and*
- *The desirability of new development making a positive contribution to local character and distinctiveness*

Regarding designated heritage assets, paragraph 199 states that 'great weight' should be given to their conservation and the more important the asset, the greater that weight should be; and that significance can be lost through development within its setting. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Regarding non-designated heritage assets, paragraph 208 states Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

In considering the potential impact of a development on the significance of a designated heritage asset the NPPF notes that great weight should be given to the asset's conservation [para. 193]. It also recognises that the significance of a designated heritage asset (such as a listed building or a conservation area) can be harmed or lost through the alteration or destruction of the asset, or by development within its setting, and any harm to or loss of significance requires a clear and convincing justification [para. 194].

In addition to no harm, it is acknowledged that the NPPF distinguishes between two levels of harm to designated heritage assets, namely substantial and less than substantial. Paragraph 195 notes that development proposals resulting in substantial harm to the significance of a designated heritage asset should be considered exceptional and be refused consent, unless there are substantial public benefits that outweigh the harm, but where it is

considered that a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal [para. 196].

The NPPF also encourages local planning authorities to look for development opportunities in conservation areas [para. 200], accepting that not all elements of a conservation area will necessarily contribute to its significance [para. 201]. However, the NPPF also advises that the loss of a building or other element which makes a positive contribution to the significance of a conservation area should be treated either as substantial harm or less than substantial harm, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area [para. 201]. Paragraph 202 of the NPPF states that 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 NPPF also supports the development of under-utilised buildings for new housing [para. 118(d)].

Bury Metropolitan Borough Council Unitary Development Plan, adopted 1997

Locally, the relevant heritage policies are those retained by Bury MBC from its Unitary Development Plan, adopted 1997, which remain in force until replaced by policies of the emerging Local Plan. Relevant to this application are:

- *Policy EN2 (Conservation and Listed Buildings), which aims to preserve the borough's built heritage through the control of development, especially that affecting conservation areas, listed buildings and areas of local historical importance*
- *Policy EN2/1 (Character of Conservation Areas), whose purpose is to preserve or enhance the character or appearance of conservation areas*
- *Policy EN2/3 (Listed Buildings), which states that the council will actively safeguard the character and setting of listed buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features.*

The Bury Town Centre Conservation Area Appraisal (February 2007)

The Bury Town Centre Conservation Area Appraisal (February 2007) describes the historical development of the area and its immediate surroundings, and describes the elements which contribute to its special characteristics. It also considers aspects which could contribute adversely to the area's protection and enhancement and suggests mitigating policies.

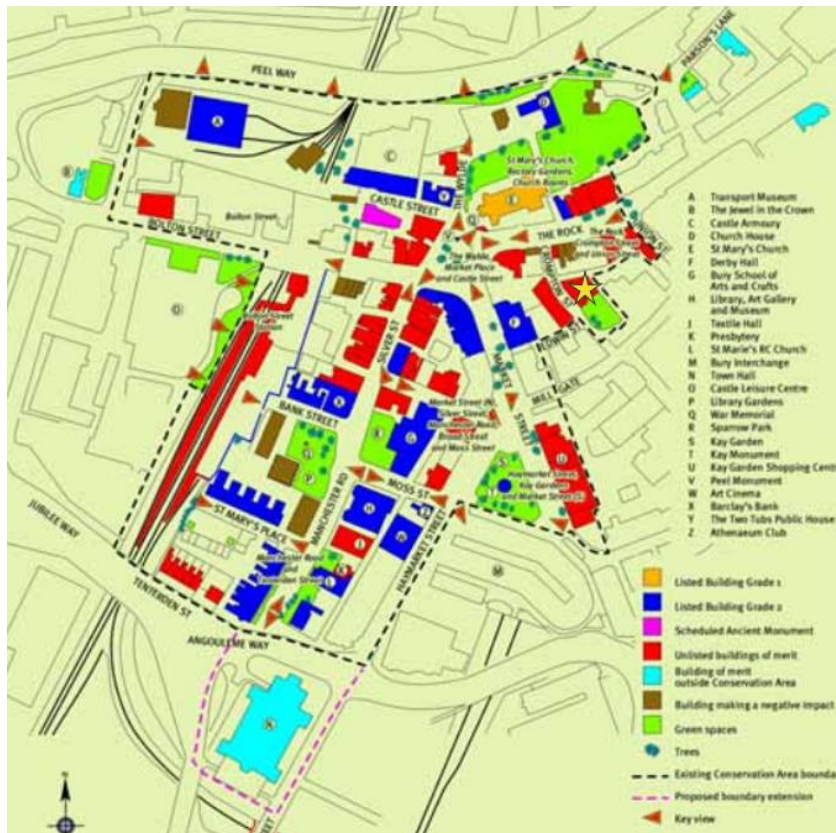
Para 5.6 highlights the risk of the building being underused. It states: "Few buildings in Bury conservation area are entirely empty and at risk of neglect. Exceptions include the fine former post office building on Crompton Street.

Generally, when buildings are at risk and have a high and frequent vacancy rate, they need a viable new use. This will ensure it continues to contribute to the character of the conservation area.

Figure 6 below, taken from page 7 of the Bury Town Centre Conservation Area Appraisal identifies the building as being an 'unlisted building of merit'. Therefore, although not listed, any changes would need to be sensitive and fitting within the existing building.

The appraisal highlights that 'Good quality masonry is a feature of Bury. The town is rich in good stone details, including decorative door cases, quoins, string courses, and coved and moulded stone cornices'. The document highlights the stone detail on 5 Crompton Street as being a good example of this.

Figure 6 – Bury Town Centre Heritage Assets



5. Summary Of Local Heritage Assets

Methodology

The following sources of information have been used to identify the designated heritage assets within the locality:

- information on conservation areas was obtained from Bury Council's web site;
- A site visit has been undertaken to view the property and its general location.

Designated Heritage Assets

Listed Buildings

There are no listed buildings within the immediate vicinity of the Site. The nearest listed buildings are Grade II Derby Hall (Listing: 1067239), which lies approximately 50 metres west of the site and Grade II Union Buildings (Listing: 1318009) at 1 The Rock, 50 metres north of the Site (Figure 7). In addition, the Grade I Parish Church of Saint Mary lies 72 metres north of the site (Listing: 10680)

The Bury Town Centre Conservation Area Appraisal (February 2007) describes Derby Hall, as "Grade II: 1850 by Sydney Smirke. Classical style, formerly comprising (from left to right) the Derby Hotel, Derby Hall (originally the

town hall) and the Athenaeum. Derby Hotel and the Athenaeum were demolished in the mid 20th century. Ashlar façade with horizontal rustication on the ground floor, dentil cornice and blocking course. Built for the 13th Earl of Derby on hitherto undeveloped plots at the eastern edge of his town land.”

Figure 7: 1 The Rock



Historic Parks and Gardens and Scheduled Monuments

There are no Parks & Gardens of Special Historic Interest or Scheduled Monuments within the vicinity of the site.

Conservation Areas

Bury Town Centre Conservation Area was designated in 1978, and extended to the west in September 2005. The significance of the Conservation Area that forms its setting derives from its character and appearance as the civic and commercial core of the Town Centre. There are two distinct areas within the Conservation Area reflecting the 19th century mixed use of the area with residential property originally to the south and commercial property to the north. Despite the richness of the conservation area architectural fabric, the character and appearance of the area is generally cohesive.

Whilst the Conservation Area's significance extends primarily to the borough-wide context, it also contains many buildings which are listed as being of national importance. The modern form of the area results from the mix of commercial and civic buildings, largely dating from the 19th century, arranged around and linked by public open spaces.

Crompton Street keeps the remains of the nineteenth century street pattern and retains its curving terrace whose northern view is closed by St Mary's Church. The nature of this area is that of a busy shopping area.

Non-Designated Heritage Asset

The building is a Non-Designated Heritage Asset and does possess architectural and historic value.

Figure 8 – Bury Town Centre Conservation Area



6. Heritage Assessment

Having regard to the site's context the main heritage issues raised by this proposal would appear to be the potential impact of the proposed development on the setting of the three listed buildings outlined in Section 5 and on the character or appearance of the Bury Town Centre Conservation Area.

Minor External Amendments

In order to make the building habitable, it will be necessary to undertake minor alterations to the exterior of the property, namely the windows and doors.

These changes have been designed to be sensitive to the original building. The aligned symmetrical windows will enhance the appearance of the building. Currently they appear out of place and not consistent.

Impact on Setting of Local Listed Buildings

Minor amendments to the external appearance of the building will have no impact on the setting of any listed buildings.

Impact on the Conservation Area

The building is a Non-Designated Heritage Asset and does possess architectural and historic value which contributed to the Conservation Area. In addition, however, there are newer additions to the building such as white uPVC doors and windows that have no architectural merit. The front of the building which is the more prominent feature within the Conservation Area will have minimal changes to window panes which will enhance the overall appearance of the building by replacing old windows with new grey sympathetic ones. No work to stonework is proposed.

Images 1 and 2 of the Planning Statement demonstrate how darker frames can complement terracotta brick. The door proposed will match the windows and replace rotting wooden ones. The windows which are to replace small inconsistent white uPVC doors with matching full-length windows will blend and complement the existing materials and features and enhance the appearance of the building by making it appear more uniform with improved symmetrical/aligned fenestration. The existing doors and windows to the side elevation are newer additions, as shown in Figure 9 below. The reinstatement of full-length windows will improve the building. The Planning Statement contains images showing the original windows. In addition, Photos 1 and 2 show how darker windows on terracotta brick are a common feature of the Conservation Area.

Figure 9 – Insensitive White uPVC windows



Photo 1 – Grey window frames opposite the Site



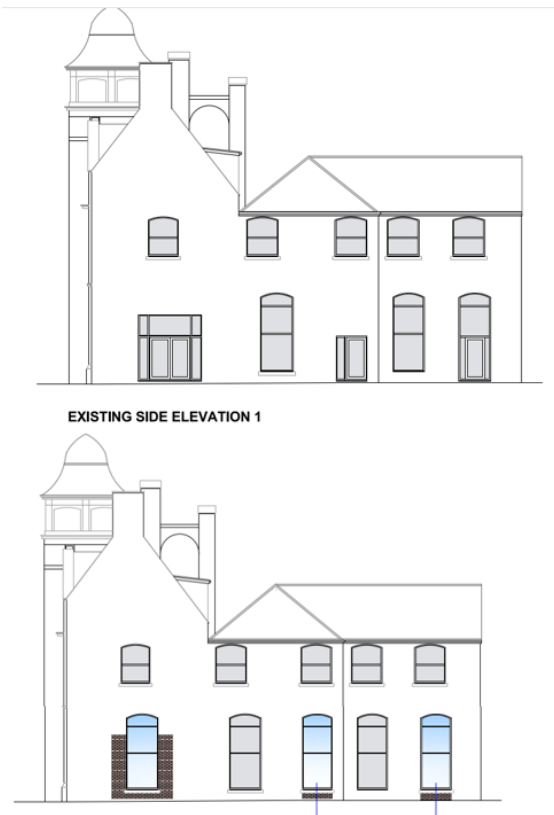
Photo 2 – Grey window frames opposite the Site



Figure 10 – Proposed windows to replace doors



Figure 11 – Proposed windows



The amendments to windows on Back Rock are on the side elevation and intended to improve living conditions for tenants. These windows are new additions and have little architectural significance.

The bricked-up door on Back Rock is to be partially replaced with a window to improve living conditions for tenants. This is a new addition and is of no architectural significance.

Figure 14 – Windows to be replaced on Back Rock



Figure 15 – Bricked up door to be replaced with a window on Back Rock



7. Conclusion

This assessment has shown, for the reasons set out above, that the proposed development has had regard to the Conservation Area and will not harm the setting of any listed buildings in the vicinity of the site or the character or appearance of the Bury Town Centre Conservation Area. Consequently, this proposal complies with the requirements of the Planning (Listed Buildings and Conservation Areas) Act and the NPPF that seek to protect the significance of heritage assets and also the objectives of UDP Policies EN1, EN2, EN3 and that seek to protect the character and appearance of the Conservation Area and the setting of listed buildings.

The building is a Non-Designated Heritage Asset and does possess some architectural and historic value. External alterations consisting of the window openings and doors would not cause unacceptable harm to the heritage significance of the building. The minor amendments are considered to be sensitive and an improvement and

would include alterations that have a noticeable impact but do not fundamentally change our ability to appreciate its significance.

The proposed external alterations would have visibility in parts from street level and from wider areas at upper floor locations from surrounding buildings.

The reinstatement of window lengths and improvement of fenestration will have an overall positive impact on the Conservation Area. The proposal would bring a public benefit enhancing the buildings' continued viability and providing much needed sustainable accommodation. The windows need to be of a certain standard to ensure that the building can be habitable and energy efficient. Overall, the changes will enhance the buildings appearance and fenestration.

Overall, any changes to the external appearance of the building are minor and will not appear out of character. Changes will complement and enhance the existing building. The proposals will improve the appearance of the Conservation Area and help to revitalise and unlock quality accommodation within this part of the Town Centre whilst retaining the historical façade.

The proposed development will not be seen as an unduly prominent element in the street scene and it will not impact any of the key views along Crompton Street leading up to the Parish Church of St Mary.

For these reasons it is the opinion that as the proposals are minor in nature and will improve the appearance of the building. These amendments will not harm the character and appearance of the Conservation Area.

In conclusion, the proposed alterations to the property will enhance and preserve the status of the building within the historic conservation area of Bury Town Centre whilst providing accommodation. The proposal would comply with adopted UDP policy EN1, EN2 and EN3 and paragraphs 199, 200, 201 and 202 of the National Planning Policy Framework.