

71485 – 33 Mount Pleasant, Nangreaves, Bury

Listed building consent for single storey rear extension following demolition of existing rear extension

The application site is a Grade II listed building dating from the early 19th century. It is part of a listed terrace of five two storey stone and slate workers cottages that formed part of the original factory village of Nangreaves Cotton Mill. The site is within Nangreaves conservation area.

The Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) of the Act states that in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of planning functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Paragraph 210 of the National Planning Policy Framework (NPPF) states that in determining applications, local planning authorities should take account of:

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

Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 213 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and

II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 215 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 proposal would have a neutral impact in the street scene when considered against the existing heritage baseline in that part of the conservation area where there is already a number of single storey rear extensions. As such the character and appearance of the conservation area would be preserved.

The loss of the original rear elevation at ground floor would represent less than substantial harm to the significance of the listed building and it is not considered there would be, as a private residential dwelling, a public benefit that would outweigh that harm.

There is no objection to the proposal subject to the part of the remaining rear elevation at ground floor level is retained in order to retain the legibility of the layout of the building and therefore its significance. This would effectively make the proposed extension a reversible operation which would preserve the special interest of the listed building as required by section 66(1) of the Planning (Listed buildings & Conservation Areas) Act 1990.

Natural stone and slate samples should be submitted for approval before any development commences.

Conservation Officer

6/6/25