

68307 – 231 Bury New Road, Whitefield

Lean-to retractable canopy structure over existing patio with full-height glazing to south & east elevations and timber wall to west elevation

The application site is considered to be a Non-Designated Heritage Asset (NDHA). It is within Whitefield All Saints Conservation Area.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in the exercise of their planning functions to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 199 of the National Planning Policy Framework (NPPF) requires 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 202 of the NPPF states 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.

Paragraph 203 of the NPPF states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The Conservation Area Appraisal & Management Plan for Whitefield All Saints Conservation Area identifies the application building as a building of significance and describes the building *"on the west side of Bury New Road, number 231 is a late nineteenth century, red brick (former) Barclays Bank building with an elaborate crow-stepped gable. The whole building is significant but the gable is particularly important to views along Bury New Road from the south"*.

The proposal would directly affect the NDHA obscuring the ground floor element of the gable end causing detriment to its visual amenity and as a strong contributor to the character and appearance of the conservation area, its architectural features. The proposal would neither have a neutral impact nor better reveal the architectural significance of the building. The proposal by virtue of its design, materials, colour, size and scale would represent an incongruous feature on the building causing an unacceptable loss of significance and as such would be in conflict with Policy 10 of the Conservation Area Appraisal & Management Plan – *"The Council will resist proposed extensions that are too dominant, in a prominent location, or are otherwise detrimental to the character of the building to which they are attached, or to the character or appearance of the wider Conservation Area"*.

The proposal would be in a prominent position on the building and in the street scene. It would have prominent view within the conservation area when viewed in particular from the south which is an important view from within the conservation area. The proposal would represent a modern urban feature which would be incongruous in that part of the conservation area. As such the proposal would not preserve or enhance the character and appearance of the conservation area and it would represent less than substantial harm to its significance without any identified public benefit that would outweigh the harm identified as required by paragraph 202 of the NPPF.

In conclusion the proposal cannot be supported in heritage conservation terms as it would not comply with or conflict with paragraphs 199, 202, 203 of the NPPF and adopted policies EN2/2 – Character of Conservation Areas and EN2/2 – Conservation Area Control.

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Conservation Officer

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