

HERITAGE STATEMENT

**10 CAMDEN CLOSE
AINSWORTH
GREATER MANCHESTER**

**PREPARED FOR
MR M TOMKIN**

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Project Reference: GHC/1279/01
Document Prepared by: Louise Ford BSc (Hons) PhD ACIfA
Reviewed by: Emily Mercer BA (Hons) MSc MCIfA
Approved by: Paul Gajos MCIfA BA (Hons) MA

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Appendix 1: Gazetteer of heritage assets

Non-Technical Summary

GHC Archaeology & Heritage was commissioned by Mr M Tomkin to produce a Heritage Statement to inform a retrospective planning application (Ref: PP-13615538v1) for a raised decking area to the rear of his property at number 10 Camden Close, Ainsworth, Greater Manchester (NGR SD 7645 1031). This Heritage Statement draws together the available historic, topographic and land-use information in order to clarify the heritage context of the study site and its surroundings. The assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF. This Heritage Statement does not consider below ground (archaeological) remains.

The north-eastern corner of the study site extends into and sits within the setting of The Delph area of Ainsworth Village Conservation Area, which was first designated in 1973 with The Delph area incorporated during the 2008 revision of the Conservation Area boundary.

The properties on Camden Close were constructed in the late 1970s prior to the inclusion of The Delph into the Conservation Area limits. The Delph is considered to contribute to the character and appearance of the wider Conservation Area in terms of its communal value as an open green space and its historical associations with the village as a quarry during the Industrial period.

It has been assessed that there is no effect from the raised decking area on the understanding of the historic interest of The Delph and, therefore, the character and appearance of the Conservation Area will be unharmed as it will be taken in context of the modern residential backdrop. Whilst the development constitutes a change to the immediate setting of this portion of the Conservation Area, it does not deviate from the context of rear plots to the modern residences on Camden Close, which were well established prior to the 2008 revision of the Conservation Area boundary that included The Delph. As such, there is no harm to the Ainsworth Village Conservation Area or its setting.

1 INTRODUCTION

- 1.1 This Heritage Statement for number 10 Camden Close, Ainsworth, Greater Manchester (centred at NGR SD 7645 1031; hereafter the 'study site') has been prepared by GHC Archaeology & Heritage Limited for Mr M Tomkin. The assessment has been undertaken to inform a retrospective planning application for a raised decking area and fencing (Ref: PP-13615538v1) due to its location partially within the Ainsworth Village Conservation Area, and its immediate setting. The study site is located within the administrative boundary of Bury Council.
- 1.2 The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform decision making regarding the development. It provides an assessment of the heritage context of the study site and assesses the impacts that the development has on the Ainsworth Village Conservation Area. This Heritage Statement does not consider below ground (archaeological) remains.
- 1.3 The assessment has been undertaken to meet the requirements of the National Planning Policy Framework (NPPF; Section 16: 'Conserving and enhancing the historic environment'; revised December 2024) and is in line with the Chartered Institute for Archaeologists (CIfA) guidelines *Standard and guidance for historic environment desk-based assessment* (CIfA 2020). The conclusions reached in this report are informed by detailed historic research, a site inspection and the application of professional judgement.

Planning History

- 1.4 The resident of 10 Camden Close, Mr M Tomkin, installed a raised decking area and fencing in April 2024 without anticipating the requirement for a planning application. Number 14 Camden Close had previously installed raised decking of a similar nature in 2011 (Ref: 53951) through the application process, which was approved.
- 1.5 The client was approached by Bury Council and it was requested that a retrospective planning application for the work was required as a small portion of the rear garden (16m²) of 10 Camden Close was within the Ainsworth Village Conservation Area. As such a Heritage Statement was requested to assess the effects of the development on the Conservation Area.

2 LEGISLATION, POLICY AND GUIDANCE

- 2.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.

Current Legislation

- 2.2 The applicable legislative framework is summarised as follows:

- Planning (Listed Buildings and Conservation Areas) (P(LBCA)) Act 1990;
- Town and Country Planning Act (TCPA) 1990;
- Levelling-up and Regeneration Act (LuRA) 2023.

- 2.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) provides for the protection of listed buildings and Conservation Areas and is largely expressed in the planning process through policies in regional and local planning guidance, as outlined below. This act is the primary legislative instrument addressing the treatment of listed buildings and Conservation Areas through the planning process.
- 2.4 Section 66 of the 1990 Act states that ‘...*in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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*’.
- 2.5 Section 72 then adds that ‘...*with respect to any buildings or other land in a Conservation Area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*’.
- 2.6 As far as Section 72 is concerned, it has previously been established by the Courts that development which does not detract from the character or appearance of a Conservation Area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively ‘enhance’.
- 2.7 The Levelling-up and Regeneration Act 2023 has introduced changes to the Town and Country Planning Act 1990 to provide a statutory duty for the determining authority to have *special regard to the desirability of preserving or enhancing the asset or its setting*. The relevant assets are defined as Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, Protected Wrecks and World Heritage Sites. It also updates the P(LBCA) Act add *or enhancing* after *preserving* in section 66. However, at the time of writing neither the TCPA or the P(LBCA) have been updated.

National Planning Policy Framework

- 2.8 Section 16 of the NPPF (revised December 2024), entitled ‘Conserving and enhancing the historic environment’ provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.
- 2.9 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and

- Conservation of England's heritage assets in a manner appropriate to their significance.
- 2.10 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 212 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.11 A Heritage Asset is defined in Annex 2 of the NPPF as: *'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).'*
- 2.12 A Designated Heritage Asset comprises a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.13 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets, and
 - Protects the settings of such designations.

Planning Practice Guidance

- 2.14 The Planning Practice Guidance (DLHUC 2024) is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled *'Historic Environment'*. The guidance given in this section sets out the best practice to applying government policy in the NPPF.
- 2.15 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.
- 2.16 It also provides clear definition of the terms used to identify heritage interest and how this applies to understanding 'significance' in reference to heritage-related planning policy, i.e. archaeological interest, architectural and aesthetic interest, and historic interest.

Local Planning Guidance

- 2.17 The Bury Unitary Development Plan (UDP) acts as a guide for future development or protection of land in the Borough, along with other adopted Development Plan Documents. Bury Council are currently working to replace the UDP with a new Local Plan and until this is

available, the policies set out in the UDP will continue to be used in decision making. Whilst this plan contains one policy relating to conservation areas (Policy EN2: Conservation and Listed Buildings), this has recently been superseded by the Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan (adopted March 2024). It contains the overarching planning policies used to guide development and includes one policy relevant to the historic environment:

Policy JP-P2: Heritage

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- 2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;*
- 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
- 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and*
- 5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures

including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

Professional Guidance

- 2.18 This document has been prepared in accordance with a series of documents all of which are considered current best practice guidance. The Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for Historic Environment Desk-based Assessment* (2020) provides guidelines and recommendations for best practice in undertaking historic environment desk-based research and assessment.
- 2.19 The Historic England publication *Historic Environment Good Practice Advice in Planning Note (GPA) 2: Managing Significance in Decision Taking in the Historic Environment* (2015) outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Understand the significance of the affected assets;
 - Understand the impact of the proposal on that significance;
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - Look for opportunities to better reveal or enhance significance;
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

- 2.20 In order to understand the nature, extent and level of significance GPA2 advocates considering the four types of heritage value an asset may hold, as identified in *Conservation Principles* (English Heritage 2008): aesthetic, communal, historic and evidential. These are often used interchangeably or in combination with the heritage interests used to define significance in association with heritage-related planning policy of the NPPF (2024): archaeological, architectural and aesthetic, and historic.
- 2.21 The Historic England publication *Historic Environment Good Practice Advice in Planning Note (GPA) 3 (Second Edition): The Setting of Heritage Assets* (2017) recognises that whilst setting is not a heritage asset, elements of a setting ‘may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’ (para. 4). Setting is described as being distinct to curtilage, character and context. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.
- 2.22 In order to assess the contribution made by setting to the significance of a heritage asset, and the implications of new developments, the guidance recommends that a systematic and staged ‘5-step process’ to assessment should be adopted, namely:
- i) identify which heritage assets and their settings are affected;
 - ii) assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - iii) assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
 - iv) explore the way to maximise enhancement and avoid or minimise harm;
 - v) make and document the decision and monitor outcomes.
- 2.23 This report therefore follows steps (i) and (ii) to identify the local heritage assets and their settings and then makes an assessment of the potential impact of the retrospective development having regard to steps (iii) and (iv).
- 2.24 The Historic England advice note, *Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* (2019), brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other consents in providing an understanding of the significance of heritage assets in line with NPPF. This is aimed at providing assistance for owners, applicants, local planning authorities, planning and other consultants in the implementation of not only the guidance but also historic environment legislation and policy. It emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.

3 HERITAGE STATEMENT

General Introduction

- 3.1 The purpose of this heritage statement is to meet the relevant guidance given in the NPPF and adopted local development plans. This outlines the need to inform planning decisions when considering developments that have the potential to impact, directly or indirectly, on heritage assets. It is not concerned with other planning issues.
- 3.2 The degree of impact a development could have on such heritage assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, loss of historic character, damage to historic setting, and damage to significant views.
- 3.3 Under the requirements of national and local planning policy and in line with professional guidance, the process of heritage impact assessments can be summarised as involving three parts:
1. understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings;
 2. understanding the nature and extent of the proposed developments;
 3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.

Information Sources

- 3.4 The Historic England National Heritage List for England (NHLE) and the Bury Council Local List for Non-Designated Heritage Assets have been consulted for records within the study site and its immediate environs. The locations of designated heritage assets are marked on Figure 1.
- 3.5 Online repositories were consulted for historical maps, plans and relevant documentary sources, including published and unpublished documentary sources, in accordance with the guidelines laid down by the ClfA (2020).
- 3.6 A site visit was undertaken on 4th February 2025 in cloudy, dry conditions to provide an assessment of the character of the study site and its surroundings and appraise the potential impact of the proposals on any heritage assets (see Plates 1 to 9).

Assessment Criteria

Significance

- 3.7 Significance is defined in the NPPF (2024) as *'the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological,*

architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

3.8 Historic England's *Conservation Principles* (previously English Heritage 2008) identified four high level values: evidential, historic, aesthetic and communal. The Planning Practice Guidance (MHCLG 2019) accompanying NPPF (2024) defines significance in the planning context as resulting from the heritage interest of an asset determined by the following:

- *Archaeological Interest*: the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buries or submerged remains.
- *Architectural and Artistic Interest*: derives from a contemporary appreciation of an asset's aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.
- *Historic Interest*: the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.

3.9 There are no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case-by-case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset's significance.

3.10 Assessment of significance has been undertaken in accordance with the Historic England's *Statements of Heritage Significance. Analysing Significance in Heritage Assets* (2019).

Setting

3.11 The NPPF defines the setting of a heritage asset as: *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*.

3.12 Historic England's *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (2017) was used to inform the methodology for this assessment which follows steps i) to iv) outlined in the guidance.

Definition of Harm

3.13 Current guidance by Historic England is that 'change' does not equate to 'harm'. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to

designated heritage assets – substantial and less than substantial. Paragraph 214 of the NPPF states that:

‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...’

3.14 Paragraph 215 of the NPPF states that:

‘Where a development proposal would 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 proposals...’

3.15 In determining the effects of the Proposed Scheme this Heritage Statement is cognisant of case law including the below:

- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688

3.16 This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to ‘have special regard to the desirability of preserving the [listed] building or its setting’. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:

‘It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.’

- PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383

3.17 The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

‘It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.’

3.18 In assessing harm to non-designated heritage assets, the NPPF does not differentiate between substantial and less than substantial harm and is clear that no additional weight is added to the asset in determining the application.

4 SITE LOCATION AND DESCRIPTION

4.1 Camden Close is located within the north-east part of the village of Ainsworth, c.4.5km to the west of Bury in Greater Manchester, and is accessed northwards from the main road,

Church Street, that runs through the village in a roughly east/west direction. Number 10 is located within the north-east end of a cul-de-sac and comprises c.280m² which includes the two storey 1970s house, facing south-west, with a front garden and driveway and the rear garden wherein the decking is situated. It is bordered by residential properties on all sides, apart from the east in which an area of open land named The Delph is situated. Topographically, the driveway slopes upwards towards the property and land within the study site is relatively flat at a height of approximately c.165m aOD (above Ordnance Datum).

5 HISTORIC ENVIRONMENT APPRAISAL

Historical Development

- 5.1 Ainsworth is not listed in Domesday, although the place name is derived from the Old English meaning 'enclosure of a man called Aegen' (Mills 2011). Ainsworth is first mentioned in records in the early 13th century in which land there was given to Cockersand Abbey by Roger de Middleton. The village is sometimes referred to as Cockey Moor in historical documents that describes the unenclosed land to the east of the parish.
- 5.2 During the post-medieval period, small-scale farming was the principal occupation as attested by Ainsworth Hall (MGM7550), c.800m to the south-west of the study site. The hall was brick-built and dated to 1730 and was demolished in 1966. Other dispersed farmsteads lie within the area with Dearden Fold to the west of the village and Barrack Fold to the north. Much of the moorland was enclosed during this period, as well as the introduction of some localised industries, including mining and small-scale domestic weaving.
- 5.3 Quarrying was an important industry within Ainsworth due to the presence of carboniferous sandstone, a reliable building material. One of the quarries in Ainsworth was located within an area known as The Delph that was in operation from at least the early 19th century as attested by historic mapping (Figures 2 and 3). By 1890 (Figure 4), the quarry is disused and the area later became a pond by 1955 (Figure 5). It functioned as a refuse tip by 1964-66 (Figure 6) and was infilled by 1974-77 (Figure 7). Associated with the development of this quarry, and others in the area, was the construction of several groups of early Industrial period workers' housing known as 'club houses'. These are located on Delph Lane and the south side of Church Street. Club houses were constructed by local workers with funds raised through a co-operative society. Originally the club houses of Church Street were back-to-backs, but were later converted to single dwellings. These are depicted on the tithe map from 1839, c.100m to the south of the study site and are still extant.
- 5.4 Textile manufacturing was another industry in Ainsworth as exemplified by Moorside Mill (MGM4817), a cotton weaving mill, c.200m to the east of the study site, which has been partially demolished with some alterations. It now operates as a warehouse with additional office buildings on site with late 19th and early 20th century origins.

- 5.5 Ainsworth is locally known for its history of religious dissent with three churches located within the heart of the historic core of Ainsworth. The workers residing in the village had the option to attend Christ Church (NHLE 1067260), c.170m to the south-west of the study site, the Unitarian Chapel on Knowsley Road (NHLE 1163497) or the Presbyterian Chapel, both of which are c.150m to the west of the study site (NHLE 1163487).
- 5.6 Historic mapping shows that the study site remained as undeveloped land until the late 1970s when the houses on Camden Close were constructed, as shown on the 1980 Ordnance Survey map (Figure 8).

Identification of Heritage Assets

- 5.7 In accordance with Step 1 of the 5-step process that is recommended by Historic England's GPA3 *The Setting of Heritage Assets*, this section identifies the heritage assets and their settings that may potentially be affected by the proposed development.
- 5.8 Within the surroundings of the study site, there is the Ainsworth Village Conservation Area, within which there are nine listed buildings. Following a site assessment, none of the listed buildings are not considered to be sensitive to the development at 10 Camden Close. As a very small section of the rear garden of 10 Camden Close lies within and immediately adjacent to the Conservation Area, it will be assessed further below.

Assessment of Significance

- 5.9 In accordance with current guidance, an assessment of the significance of the identified heritage assets is required. It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 207, NPPF 2024) is therefore fundamental to understanding the scope for and acceptability of change.

Ainsworth Village Conservation Area

Description

- 5.10 The Conservation Area was first designated in 1973. A Conservation Area Appraisal and Management Plan was published in 2008 (Bury Council 2008) following a Village Design Statement in 2007, which describes the general character of the Conservation Area as follows:

The heart of the historic village lies within the conservation area, with housing built during the second half of the 20th century around the perimeter. The surrounding fields, on rising ground to the north and falling away to the south, form the landscape setting for Ainsworth. The gentle topography and lack of new development on the north side of the village enables good views out of the conservation area into the fields beyond. The footpath network enables

good views in and out of the village for those on foot. The edge of the village is defined by dry-stone boundary walls along the north and north west edges, for example along the lane to the rear of the Delph Lane cottages. The southern and western edge is less well-defined, with views obscured by 20th century housing, and boundaries tending to be of modern post and panel fences.

- 5.11 The Conservation Area is split into three key areas that each have their own distinctive characters and comprise the east end of Church Street (historic workers housing), the central village area (chapels, church and recreation ground) and Greenside, Delph Lane and the west of the village. The Delph was formerly a sandstone quarry and following its disuse, it became a pond, and later a refuse tip in the 1960s. Since the 1970s/1980s, it was redeveloped as a green space for communal and recreational use. The Delph has only been considered as part of the Conservation Area since 2008 following a review (Bury Council 2008). The later incorporation of The Delph into the revised boundary of the Conservation Area recognises the important green space that this area provides within the village and its former historic association, in terms of the provision of local stone and employment.
- 5.12 The Delph lies at the eastern end of the village and to the north of Church Street, the main thoroughfare through the village. It is an area of green space bounded by modern housing to the east and west. On the southern side of The Delph lies Church Street and the 19th century club houses beyond. To the north are fields and the wider countryside. It serves as a village green for the community, together with Whitehead Recreation Ground to the west. It is utilised and maintained by a village community group (Ainsworth Friends of The Delph) for growing fruit and vegetables. The path that encircles the perimeter is frequently used by dog walkers, whilst the western part of the green space in the centre is occupied by several vents for methane escape relating to its former use as a refuse tip. Raised beds are situated at the southern end, close to Church Street.
- 5.13 Whilst within The Delph, there is a sense of enclosed greenspace within the confines of the clearly defined boundaries. From the western side, there are long-ranging views towards fields to the north. Any long ranging views to the east are screened by mature vegetation. The space is designed with a clear path and the land is visibly managed providing it with a sense of formality, which differs to the agricultural land and moors beyond. The noise from the traffic on Church Street is apparent and the urban context is clear to the south and west. There is no obvious indication of its former use as a quarry, although the methane vents demonstrate its previous function as a landfill site.

Setting

- 5.14 The setting of The Delph has altered significantly over the years with the encroaching residential development from the 1960s onwards, which now forms part of its existing landscape and character. The development of Camden Close in the late 1970s means that these houses have been a well-established part of the setting of The Delph since it was incorporated within the Conservation Area in 2008. The Village Design Statement states that

these newer cul-de-sacs that branch off from the main road (including Camden Close) are hidden from view of the village centre with varied designs and brick colours. As these were modern homes, they reflect modern building materials and designs and were not designed to complement the surrounding historic properties although have not destroyed the character of the village.

Significance

- 5.15 The character and appearance of the Conservation Area is principally drawn from its architectural and historic interest as a largely 18th/19th century village associated with small-scale farming, quarrying and the textile industry, as well as its association with religious dissent and associated structures. Whilst the Conservation Area is split into three zones, it is the central core village zone comprising several listed buildings, such as the chapels, houses and a public house that mostly defines the special architectural and historic interest of the Conservation Area. The eastern section, where The Delph is situated, is not only geographically and visually separated from the central zone, but also has a distinctly different character. The open green space, which now serves as an area of recreation, was once a quarry in the early to mid 19th century, before becoming a pond in the 1950s, a refuse tip in the 1960s and finally infilled in the 1970s. There is a clear historic association between The Delph and the rest of the village as the historic stone structures were likely constructed using sandstone from this quarry (and others within the village), which provided work as well as housing for the inhabitants and played a role in the development of the village. This historic value adds to the character of the Conservation Area and to the understanding of the development of the village. However, the former function of The Delph can now not be readily appreciated due to its subsequent infilling and current use and character as an open green space. As such, its aesthetic significance is largely derived from its communal value and appearance as a green space for recreational use.

- 5.16 Key views within the village have been identified within the Conservation Area Appraisal and Management Plan (Bury Council 2008) as being along Church Street to the east and west with key landmarks being the water tower and Christ Church. Whilst not included within the Conservation Area Appraisal and Management Plan, views from Church Street towards The Delph and the countryside beyond are important and can be appreciated from the western side of The Delph and from the rear of the properties on Camden Close. Indeed, all the properties on Camden Close that back onto The Delph have significant views from their gardens onto The Delph and northwards and have made the most of such views.

Contribution of the study site to the significance of Ainsworth Village Conservation Area

- 5.17 The study site lies immediately adjacent to The Delph, a small part of the north-eastern tip of which extends into the Ainsworth Village Conservation Area, which appears to be unintentional as the garden does not contribute to its heritage interests. With the revision of the boundary to the Conservation Area in 2008, the residential development on Camden Close was already established as being within its immediate western setting. The garden

plots to the rear of these properties, including that of number 10, are situated at an elevated level overlooking The Delph. With the variation in the modern domestic appearance, the immediate western setting to The Delph is considered to form a neutral element of the setting of The Delph in this portion of Ainsworth Village Conservation Area.

6 IMPACT ASSESSMENT

The Development

- 6.1 The decking and fencing area of number 10 Camden Close have already been erected according to plans submitted by the architect. This included the removal of a shed and an extension of the previous decked area over the ground where the shed was formerly sited. The existing glass fencing was brought forward to front the new decked area. The former dilapidated fence was removed and a new fence installed. The client was approached by Bury Council and it was requested that a retrospective planning application for the work was required as a small portion of the rear garden of 10 Camden Close (16m²) was within the Ainsworth Village Conservation Area. As such a Heritage Statement was requested to assess the effects of the development on the Conservation Area and any other heritage assets.

Impact upon designated heritage assets

- 6.2 The Ainsworth Village Conservation Area Appraisal and Management Plan includes a policy specific to open spaces:

Policy 4:

The Council will resist all proposals to develop the large open and green spaces within the Conservation Area with buildings, and also proposals that will adversely affect the important views and vistas within, out of, and into the Conservation Area.

- 6.3 Whilst the alterations within the garden fall within a small area of the Conservation Area, and therefore constitutes a direct change within it, it is considered that the boundary of the Conservation Area is misplaced as this area of the garden does not contribute to the heritage interests and should not be included. Further, the modifications have resulted in the improvement of the visual aesthetics of the property when viewed from The Delph, particularly the dilapidated former fencing and shed, and is in keeping with the modern materials and design of the property and other properties on Camden Close. It is also in keeping with the rear of number 14 Camden Close in which similar decking and fencing of a comparable height were installed in 2011 (Ref: 53951). The decking and fencing do not hinder any views or vistas of The Delph and beyond or vice versa.
- 6.4 There is no effect resulting from the improvements to the rear garden at number 10 on the historic interest of The Delph as this can still be clearly understood. It is considered that the character and appearance of the Conservation Area will be similarly unaffected as it will be taken in context of the modern residential backdrop. Whilst the development constitutes a

change to the immediate setting of this portion of the Conservation Area, it does not deviate from the context of rear plots to the modern residences on Camden Close, which were well established prior to the 2008 revision of the Conservation Area boundary that included The Delph. As such, there is no harm to the setting of Ainsworth Village Conservation Area.

7 CONCLUSIONS

- 7.1 This Heritage Statement draws together the available evidence in order to assess the effect of the development at 10 Camden Close, Ainsworth. The assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.
- 7.2 The development comprised the removal of a defunct shed and an extension of the previous decked area over the ground where the shed was formerly sited. The existing glass fencing was brought forward to front the new decked area. The former dilapidated fence was removed and a new fence installed.
- 7.3 The assessment has established that a very small portion of the rear garden falls within the boundary of Ainsworth Village Conservation Area in a greenspace known as The Delph.
- 7.4 It has been assessed that there is no effect on the historic interest of The Delph as this can still be clearly understood and, therefore, the character and appearance of the Conservation Area will be unharmed as it will be taken in context of the modern residential backdrop. Whilst the development constitutes a change to the immediate setting of this portion of the Conservation Area, it does not deviate from the context of rear plots to the modern residences on Camden Close, which were well established prior to the 2008 revision of the Conservation Area boundary that included The Delph. As such, there is no harm to the setting of Ainsworth Village Conservation Area.

8 REFERENCES

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Figures

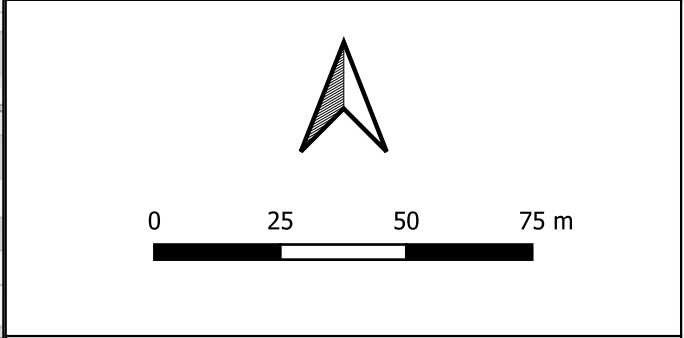
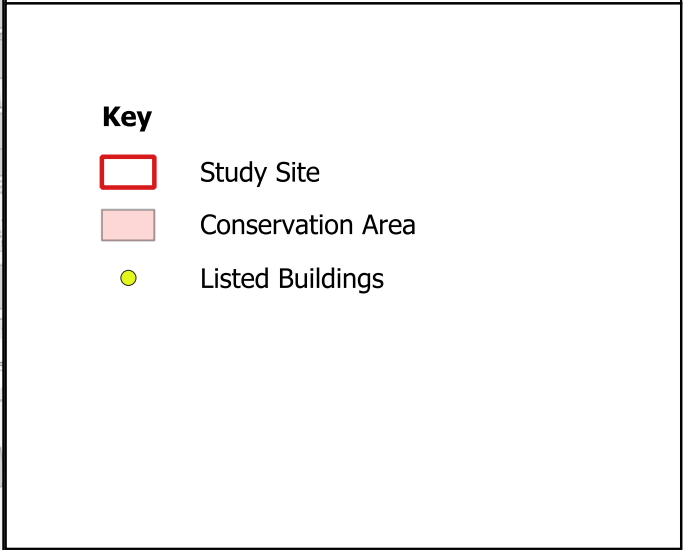
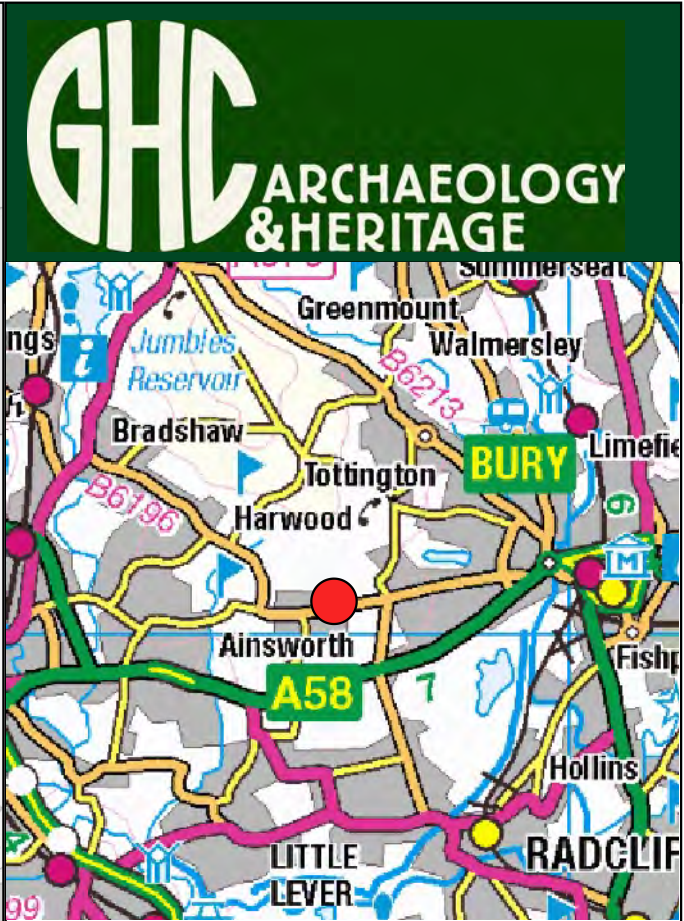


Figure 1. The study site showing designated heritage assets

Key

 Study Site



0 25 50 75 m

Figure 2. Extract from the Township of Ainsworth Tithe map from 1839



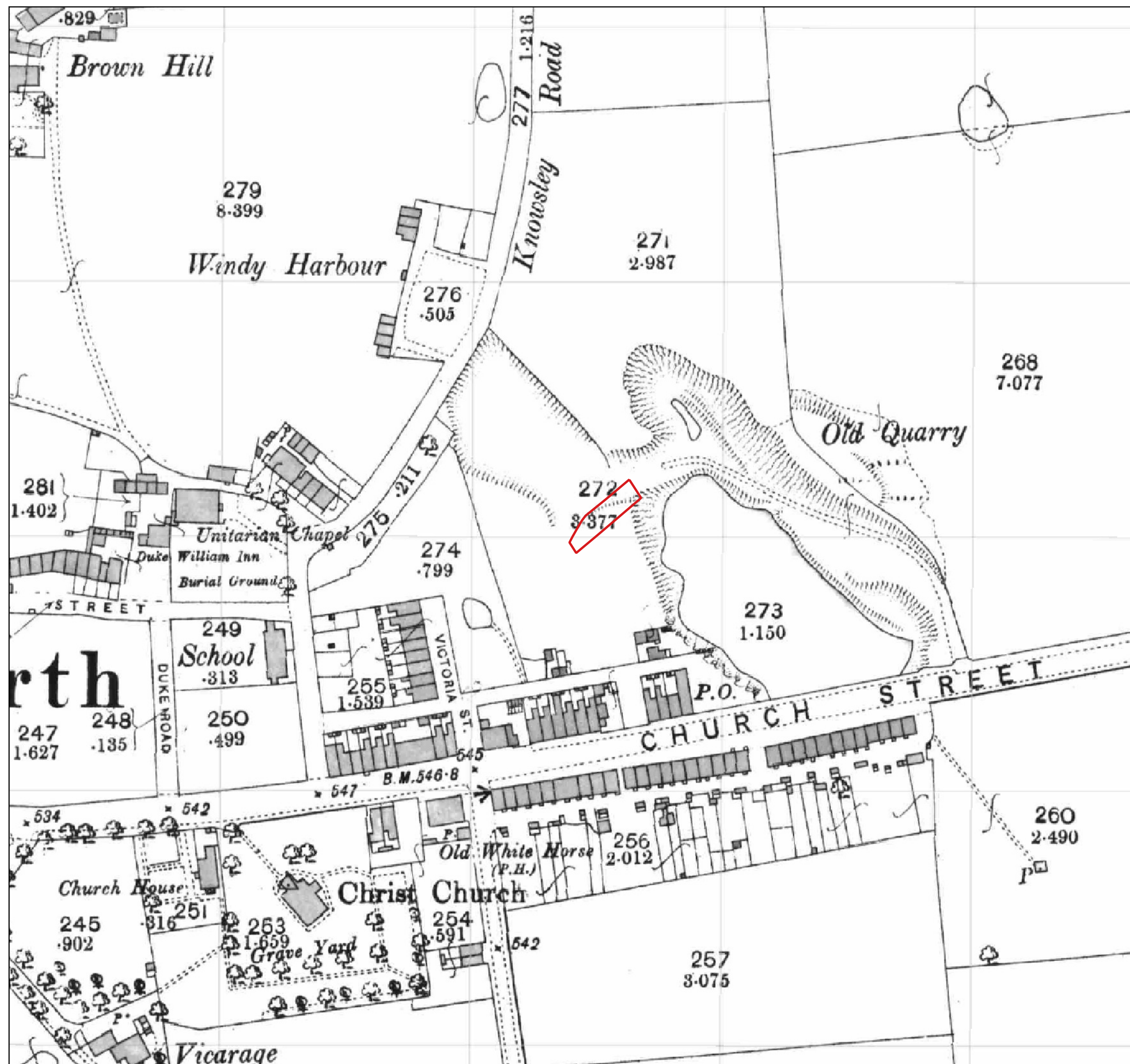
Key

 Study Site



0 25 50 75 m

Figure 3. Extract from the 6 inch Ordnance Survey map from 1850



Key
 Study Site

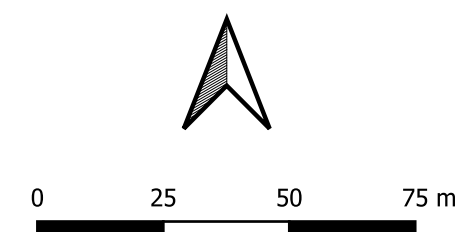
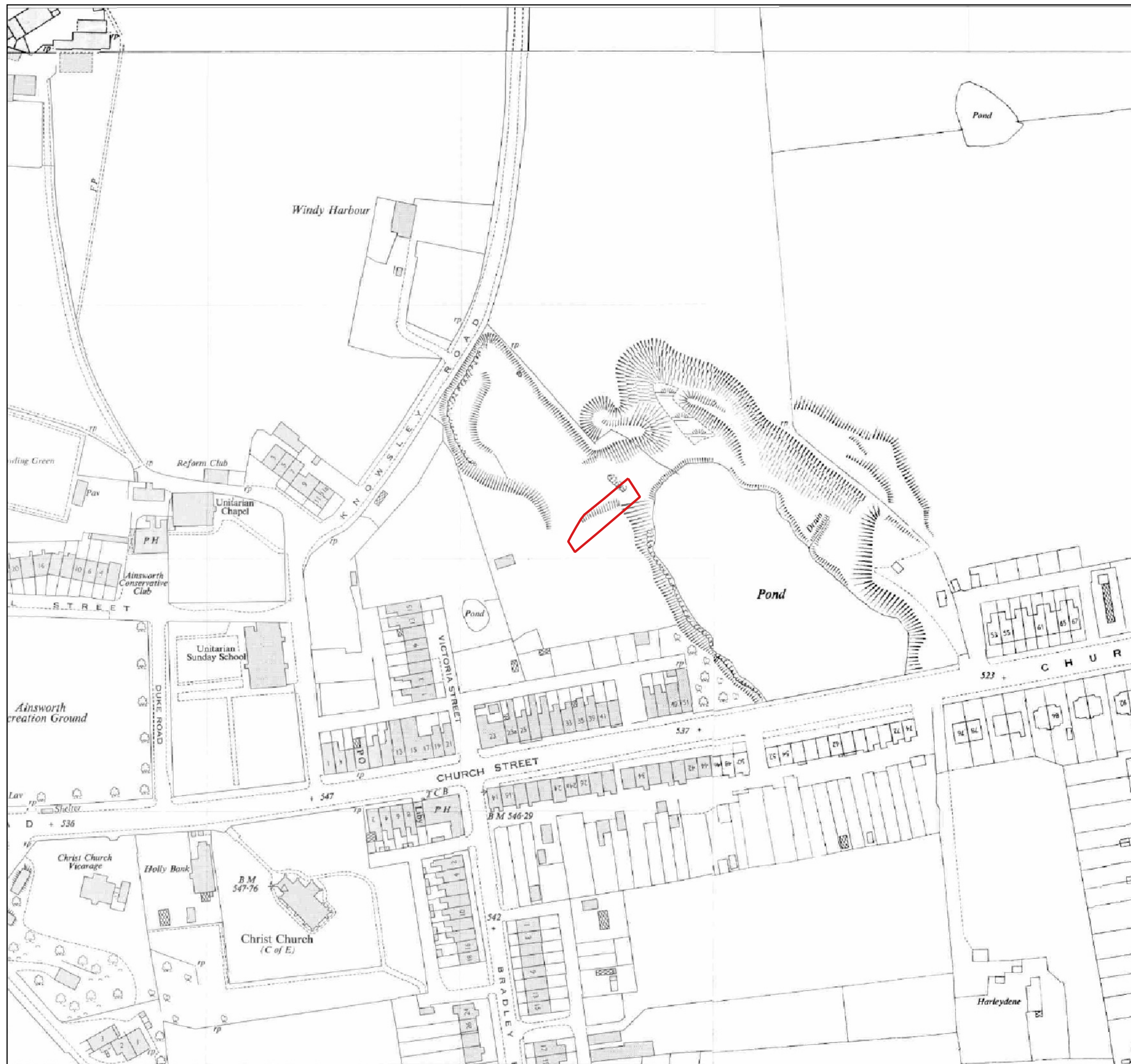


Figure 4. Extract from the 25 inch
Ordnance Survey map from 1890



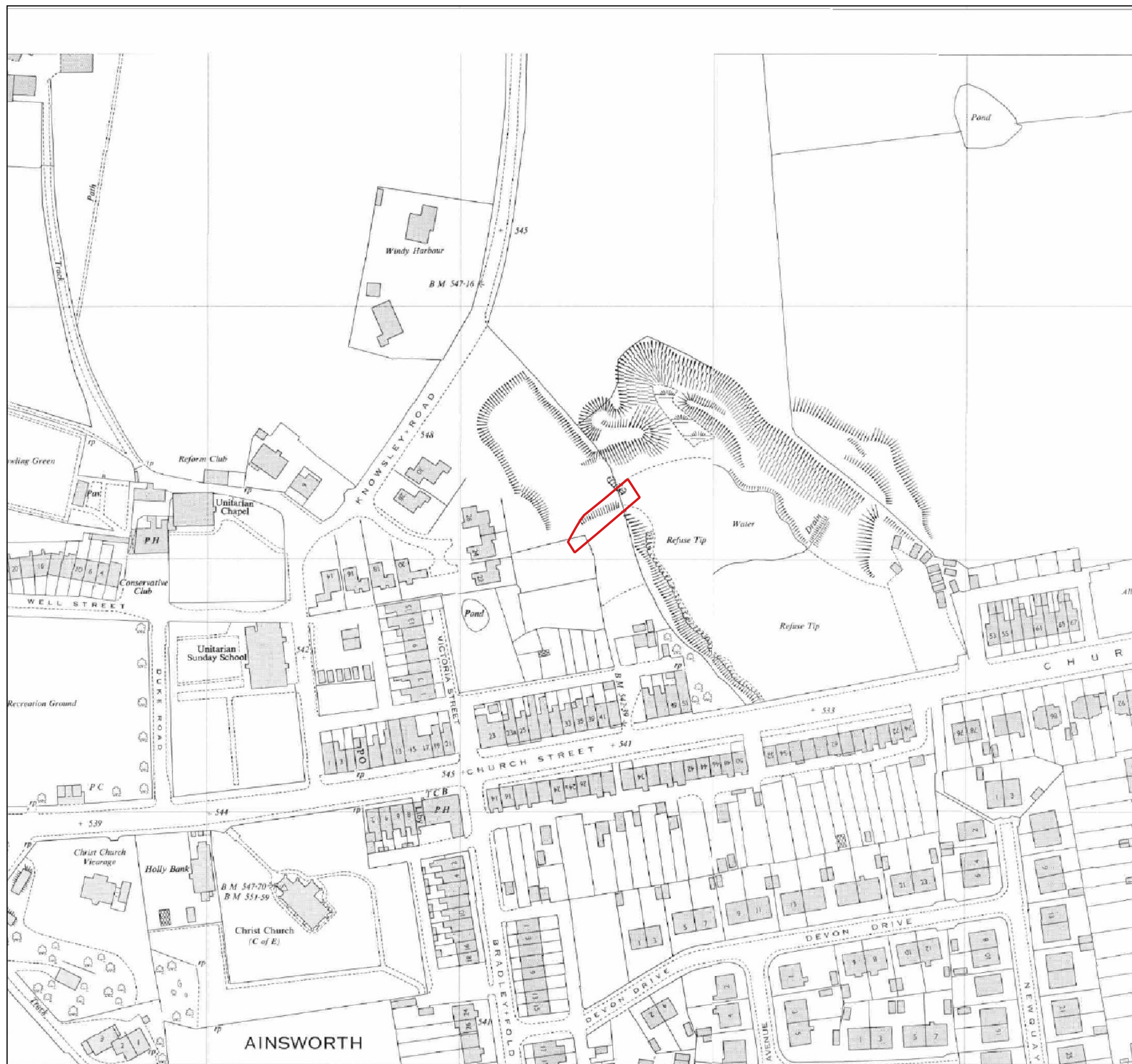
Key

Study Site



0 25 50 75 m

Figure 5. Extract from the 1:1250
Ordnance Survey map from 1955



Key

Study Site



0 25 50 75 m

Figure 6. Extract from the 1:1250
Ordnance Survey map from 1964-66



Key

 Study Site

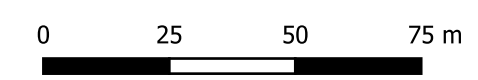


Figure 7. Extract from the 1:10,000
Ordnance Survey map from 1974-1977



Key

 Study Site



0 25 50 75 m

Figure 8. Extract from the 1:10,000
Ordnance Survey map from 1980

Plates



Plate 1: General view of the rear of 10 Camden Close, facing west



Plate 2: View of the rear gardens of Camden Close from the eastern side of The Delph with number 10 to the north and number 14 to the south with comparable fencing, facing west



Plate 3: View of the rear gardens of Camden Close from the south-eastern side of The Delph showing fencing at numbers 14 and 10 as well as methane vents, facing north-west



Plate 4: View from the southern end of The Delph with some visibility of fencing, methane vents and wider countryside, facing north



Plate 5: View from the south-western end of The Delph with no views of the rear gardens, facing north



Plate 6: View of the corner of the decked and fenced are of 10 Camden Close that lies within the Conservation Area, facing north-west



Plate 7: View from the rear of 10 Camden Close looking over The Delph and the surrounding countryside, facing north-east



Plate 8: View from Church Street looking towards the rear properties of Camden Close, facing north-west



Plate 9: View from the decking at 10 Camden Close looking towards Church Street, facing south

Appendix 1: Gazetteer of heritage assets

The following table provides details of designated heritage assets recorded on The National Heritage List for England (NHLE) and non-designated heritage assets from Bury Council's Local List within 500m of the study site.

Ref.	Name	Description	NGR	Designation	Period
NHLE Listed Buildings:					
1067260	CHRIST CHURCH	1831-2, by Richard Kay. Stone. Gothic Revival. W tower. Aisleless body with lancet windows. Formerly galleried on 3 sides, but all but west are removed. Pulpit lectern and stalls from Bury parish church, probably of c.1840-50.	SD 76339 10164	II	Modern
1067261	BOUNDARY WALL ALONG STREET ON NORTH SIDE OF CHURCHYARD OF CHRIST CHURCH	Lower portions, in narrow courses of rubble, are probably C18 or earlier. Upper portions, in larger courses of rubble, are probably C19. Peaked coping. About 5 ft high.	SD7633210197	II	Post-Medieval to Modern
1067270	HOOK'S COTTAGE	Door lintel inscribed "N/B.A/1773". 2 storey cottage of rubble with dressed angles. 2 stone chamfered-mullion windows with drip-moulds. Slate roof. Interior has 6-fielded-panel doors.	SD 76340 10329	II	Post-Medieval to Modern
1163245	HOLLY BANK	Late C19. Said to have been former vicarage. Of stone. 2 storeys. 3 sash windows with glazing bars. Doorway with rectangular fanlight and porch on slender Tuscan columns. Band between storeys. Slate roof. Lancet stair window to centre of rear, facing churchyard.	SD 76297 10178	II	Modern
1163247	REMAINS OF STOCKS AT CHURCHYARD ENTRANCE TO NORTH OF CHRIST CHURCH	Inscribed 'IB:IO/1753'. Much weathered stone post, with slot on inner face extending upwards from base, on each side of pathway (and therefore not in original positions, or possibly not intended for stocks, the wooden bars for which are not present).	SD7631210190	II	Post-Medieval to Modern
1163487	PRESBYTERIAN CHAPEL	Inscribed in heavy pediment to doorway (supported by 2 piers): "Erected AD 1715. Enlarged 1773. Altered and repaired 1845". Rectangular, with 2 tiers of 3-light plain chamfered mullioned windows and gabled front. Interior has gallery on 3 sides and box pews.	SD 76295 10322	II*	Post-Medieval to Modern
1163497	FORMER CHAPEL	Late C18. Coursed rubble. Three storeys. Two flat-mullioned windows with hood bands to those on lower floors. Door with massive flush lintel. Mounting block to right of door. C20 wing to rear. Said to have been formerly used as Unitarian Chapel.	SD 76304 10334	II	Post-Medieval to Modern
1164029	DUKE WILLIAM INN	Dated '1737', but probably a remodelling of earlier fabric; and altered later. Symmetrical. Painted stone. Two storeys. Two wide and wide-spaced sash windows. Sign panel over door. Flush quoins to corners and to all openings; stepped key over door. Stone gutter. Slate roof. Date stone over rear door perhaps reads '1662'. Rear-wing stable, probably C18 is of hand-made red brick	SD 76280 10305	II	Post-Medieval to Modern

		with stone gables and corner stones and stone slab roof. Later, taller 2-window 2-storey extension of rubble to left is not of special interest.			
1356823	THREE TOMBS TO SOUTH OF PRESBYTERIAN CHAPEL	To Peter Baron (d 1773) to Samuel Baron (d 1773) and to Peter Seddon (d 1731). Fielded-panel chest tombs aligned east-west, panelled to church, in a group.	SD 76292 10292	II	Post-Medieval to Modern
Conservation Areas:					
Ainsworth Village Conservation Area					
Non-Designated Heritage Assets:					
	1-3 The Old Vicarage	Late 18th century house, used as the vicarage until the mid 20th century. Set in a wooded garden with a drive historically called Chapel Street. Stone-built with Welsh slate roofs.	SD 7626 1010		Post-Medieval to Modern
	1-6 Greenside	Cottages.	SD 7609 1004		Post-Medieval to Modern
	14-74 Church Street	Terrace of stone-built houses, built c.1830 as club houses and formerly back-to-backs. Rear additions and largely modern doors and windows.	SD 7648 1021		Modern
	17-23 Greenside	Cottages.	SD 7604 1004		Post-Medieval to Modern
	26/28 Ainsworth Hall Road	Late 17th century. Random and coursed stone walls and stone flag roofs. No 26 is reported to be the original Old White Horse Inn, and contains large red sandstone blocks in the external walls.	SD 7609 1003		Post-Medieval to Modern
	38-42 Knowsley Road	Cottages	SD 7647 1066		Post-Medieval to Modern
	Former Plants Farm, Greenside	Possibly 18th century, stone and slate farm. Some windows altered.	SD 7604 1007		Post-Medieval to Modern
	Old School, Ainsworth Hall Road	Refurbished as a community centre, with an altered roof in the late 20 th century. 19th century iron railings and gates enclose the former playground.	SD 7618 1017		Post-Medieval to Modern
	Hey Club Houses, Delph Lane	Numbers 23-41. Terrace of club houses, built late 18th century. Stone built. Front faces east. Rear extensions and modern windows.	SD 7603 1038		Post-Medieval to Modern
	Unitarian School and Recreation Ground, Knowsley Road	School and recreation ground.	SD 7632 1025		Modern

