

Planning, Design, and Heritage Statement

Site Address: Lester House, 22 to 40 Market Street and 19 and 21 Broad
Street, Bury, BL9 0AJ

Applicant: Lester House Limited

Date: October 2025

Planning, Design, and Heritage Statement

1. Introduction

This Planning, Design, and Heritage Statement has been prepared in support of a planning application for external alterations to Lester House, located within the Bury Town Centre Conservation Area. The statement assesses design rationale, heritage impact and sustainability measures, in accordance with the National Planning Policy Framework (NPPF, December 2024), the Places for Everyone (PfE) Plan (2024), saved policies of the Bury Unitary Development Plan (adopted in August 1997) and the Bury Town Centre Conservation Area Appraisal.

The application is also supported by a duly complete application form, correct fee and the following drawings:

- Existing and Proposed Site Plan (1:500)
- Site Location Plan (1:1250)
- Existing Elevations
- Proposed Elevations
- Floorplans

These should be referred to alongside the Statement.

The building recently received prior approval (Ref: 72135) on the 15/08/2025 for a change of use from offices (E use class) to 28 no. flats. The Applicant proposes to make a number of minor external improvements to the external elevations of Lester House to improve the living conditions for future occupants. These works are minor in nature and comprise largely of upgrades to existing features with higher quality materials. These are discussed in more detail in Chapter 3.

The proposal seeks to sensitively update the building while preserving and enhancing the character and appearance of the surrounding conservation area.

2. Site and Surroundings

The building is located at Lester House, at the junctions of 22 to 40 Market Street and 19 and 21 Broad Street, Bury, BL9 0AJ. The surrounding area comprises a mix of commercial and residential properties, typical of a town center.

The ground and first floor of Lester House are occupied by retail units. Floors 2 – 4 are occupied by offices. The building recently received prior approval (Ref: 72135) on the 15/08/2025 for a change of use from offices (E use class) to 28 no. flats.

Lester House is not a listed building and lies within Bury Town Centre Conservation Area. The building is a five-storey building (plus basement) with shop frontages dominating the ground floor. The top floor, as shown on image 2 has a large balcony.

The building was constructed in the 1990s and has limited architectural merit that contributes neutrally to the conservation area's overall character. The building is a concrete structure, typical of a 1990s office, with a substantial glass frontage, with grey panelling and grey windows.

A site location plan is shown below in Figure 1 with images shown in Images 1 – 5.

Planning History

[Prior approval for proposed change of use from offices \(Class E\) to 28 no. flats \(Class C3\) at pa...](#)

Lester House, 21 Broad Street, Bury, BL9 0AW

Ref. No: 72135 | Received: Fri 04 Jul 2025 | Validated: Fri 04 Jul 2025 | Status: Decided

[Erection of plant room on roof; New access ramp and alterations to existing entrance; Renovation ...](#)

Lester House, 21 Broad Street, Bury, BL9 0AW

Ref. No: 52736 | Received: Mon 14 Jun 2010 | Validated: Mon 14 Jun 2010 | Status: Decided

[BANNER ADVERTISEMENTS 4.9m X 1M FOR COUNCIL INFORMATION \(NON ILLUMINATED\)](#)

LESTER HOUSE, 21 BROAD STREET, BURY, BL9 0DA

Ref. No: 47702 | Received: Mon 26 Feb 2007 | Validated: Mon 26 Feb 2007 | Status: Decided

[ERECTION OF BANNER SIGN](#)

LESTER HOUSE, 21 BROAD STREET, BURY, BL9 0DA

Ref. No: 43672 | Received: Fri 19 Nov 2004 | Validated: Fri 19 Nov 2004 | Status: Decided

[BANNER SIGNS.](#)

TOWN HALL KNOWSLEY STREET; ART GALLERY & MUSEUM SILVER STREET; LESTER HOUSE BROAD STREET; CASTLE BUILDINGS MARKET PLACE. BURY

Ref. No: 42015 | Received: Fri 06 Feb 2004 | Validated: Fri 06 Feb 2004 | Status: Unknown

[ACCESS RAMP](#)

LESTER HOUSE BROAD STREET BURY

Ref. No: 87/19878 | Received: Thu 02 Jul 1987 | Validated: Thu 02 Jul 1987 | Status: Decided

Figure 1 – Site Location



Image 1 – Front view of Lester House from Market Street



Image 2 – Side view of Lester House from Broad Steet



Image 3 – Rear view of Lester House from Back Market Street

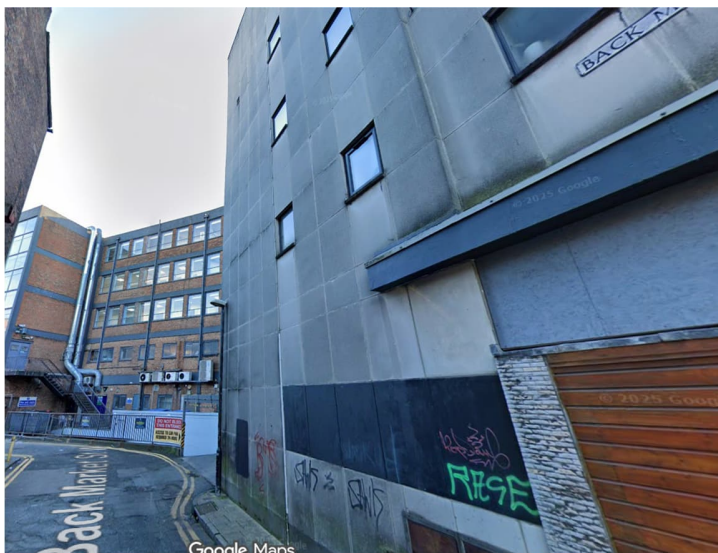


Image 4 – View of Lester House from Back Market Street and Broad Street



Image 5 – View of the rear of Lester House from Back Market Street



3. Proposed works

In summary the proposed works comprise of the following upgrades:

- Replacement of all existing steel windows with similar grey aluminium framed windows;

- Modified entrances at the Broad Street/Back Market Street junction with new full-height recessed glazing behind external metal fins and metal cladding;
- Extension of the existing ramp wall to match existing;
- Installation of a new basement extract duct;
- New external service riser
- New window openings on rear elevation for smoke ventilation
- New window/door to front elevation for access to roof terrace on corner of Broad Street and Back Market Street West
- Conversion of existing upper floor balcony/flat roof space to provide 8 roof terraces with privacy screens, protective barrier and full height glazing and doors.
- Infill of a redundant ground floor rear door opening.
- New entrance with louvre doors to refuse store.

It should also be noted that 32 photovoltaic (PV) panels will be installed to the roof under Permitted Development Rights (General Permitted Development Order 2015). These have been shown on plans for completeness. These works will fall under Permitted Development under Class J – installation or alteration etc of solar equipment on non-domestic premises of the General Permitted Development Order 2015), i.e. it would not be higher than 1 metre above the highest part of the roof and is not installed on a wall that fronts the highway.

The proposed minor alterations to each elevation are discussed in more detail below.

Broad Street Proposals

Figure 1: Existing elevation on Broad Street

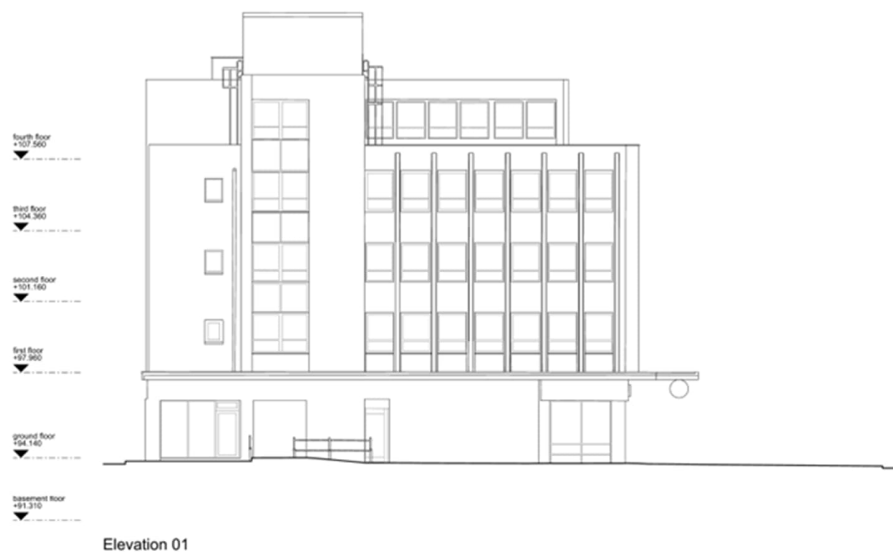


Figure 2: Proposed Elevation on Broad Street



The proposals at Broad Street comprise:

- New window and door on top floor (of similar materials and design) to existing balcony with metal guarding at 1100 mm in height;
- Where retention is not possible, reinstallation and upgrade of new grey panelling to replace existing panelling (similar in appearance);
- Reinstallation and upgrade of all grey steel windows and frames with new glazed windows of a similar design;
- Installation of a full-height aluminium window and new door at the Broad Street/Back Market Street entrance;

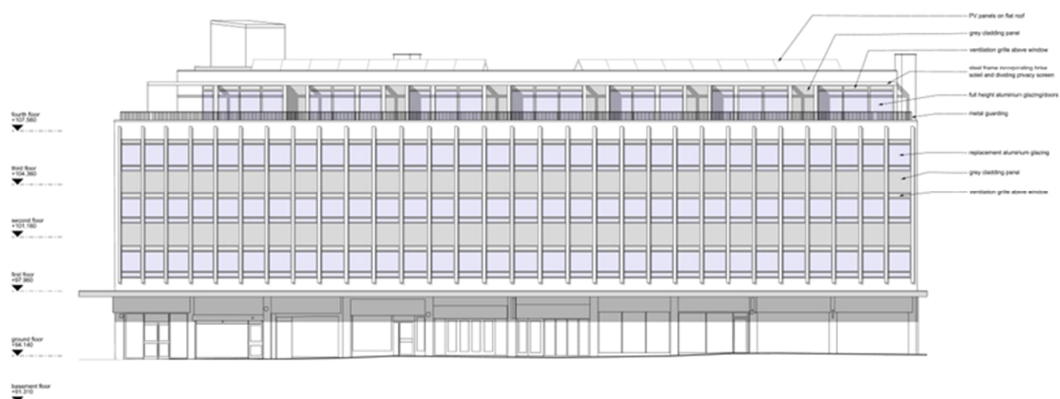
- Installation of grey metal fins in front of the existing additional entrance to Lester House;
- New grey panelling and full height glazing behind fins;
- Replacement of 6 windows on the top floor with 3 x full height doors and privacy screens (2648mm in height) with metal guarding at 1100 mm in height.

Market Street Proposals

Figure 3: Existing Elevation on Market Street



Figure 4: Proposed Elevation on Market Street



The proposals at Market Street comprise:

- Upper 24 windows replaced with 7 x separate windows and doors with privacy screens (2648mm in height) and metal railings at 1100 mm in height.
- Where retention is not possible, reinstallation and upgrade of new grey panelling to replace existing panelling (similar in appearance);
- Reinstallation and upgrade of all grey steel windows and frames with new glazed windows of a similar design;

Back Market Street Proposals

Figure 5: Existing Elevation on Back Market Street

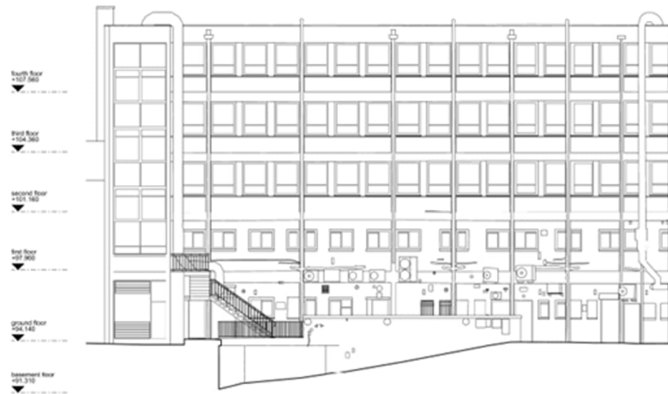


Figure 6: Proposed Elevation on Back Market Street



The proposals at Back Market Street comprise:

- Where retention is not possible, reinstallation and upgrade of new grey panelling to replace existing panelling (similar in appearance);
- Reinstallation and upgrade of all grey steel windows and frames with new glazed windows of a similar design;
- Existing ramp wall extended to match existing ramp and wall;
- Installation of external riser adjacent to existing duct;

Figure 7: Existing Elevation on Back Market Street

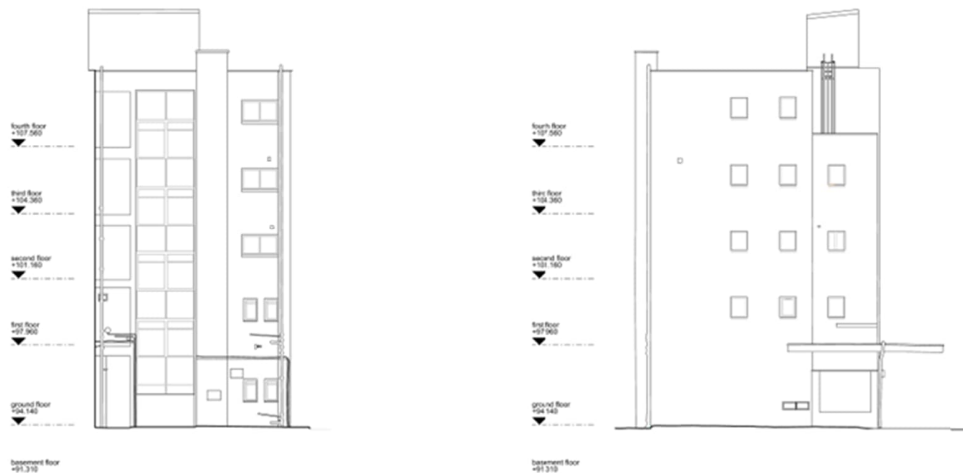
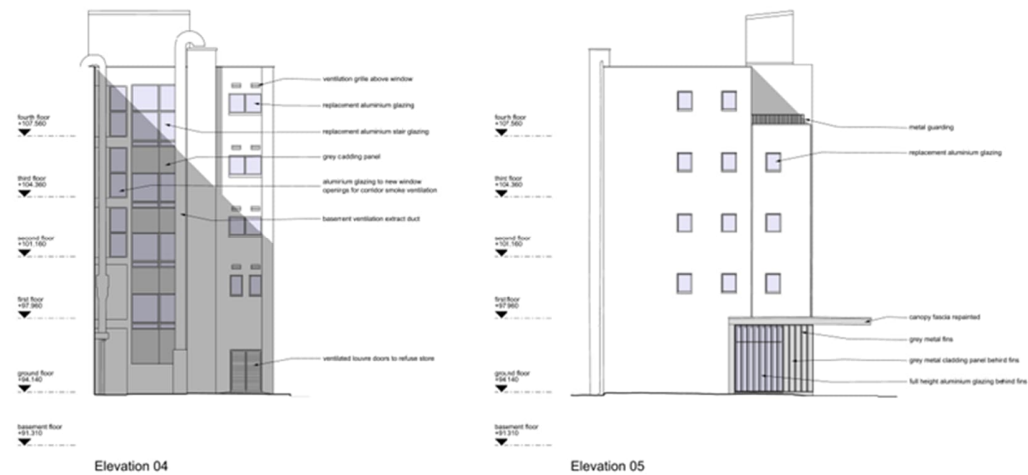


Figure 8: Proposed Elevation on Back Market Street



The proposals at Back Market Street comprise:

- Where retention is not possible, reinstallation and upgrade of new grey panelling to replace existing panelling (similar in appearance);
- Reinstallation and upgrade of all grey steel windows and frames with new glazed windows of a similar design;
- New ventilation extract duct;
- 3 x new window openings for smoke ventilation of similar frame design to other windows;
- New entrance with louvre doors to refuse store.
- Metal guarding at 1100mm height.

- Installation of grey metal fins with new grey paneling and full height glazing behind fins (to adjoin the entrance from Broad Street);

4. Planning Policy

National Planning Policy Framework (NPPF, December 2024)

The following NPPF sections are most relevant:

- Chapter 2 – Achieving Sustainable Development:
Encourages re-use and adaptation of existing buildings to support long-term sustainability.
- Chapter 11 – Making Effective Use of Land:
Promotes efficient use of previously developed land and buildings, especially in accessible urban areas.
- Chapter 12 – Achieving Well-Designed Places:
Seeks high-quality design that responds positively to local character, including conservation area settings.
- Chapter 16 – Conserving and Enhancing the Historic Environment:
Requires proposals to sustain and enhance the significance of heritage assets, including conservation areas. Paragraph 205 states that “great weight should be given to the asset’s conservation,” and any harm must be clearly justified and outweighed by public benefits.

Local Planning Policy

The site lies within the Bury Town Centre Policy Area BY3 - Bolton Street / Market Place. The proposal accords with the Places for Everyone (PfE) Plan (2024) and the Bury Unitary Development Plan (UDP, Saved Policies). These are considered in turn below.

Places for Everyone (PfE) Plan (2024)

PfE Policy JP-H1 sets annual housing targets for Bury:

- 246 homes per year (2022–2025)
- 452 homes per year (2025–2030)
- 520 homes per year (2030–2039)

The development contributes to meeting these targets by providing additional housing units, thereby supporting the borough's growth objectives.

In addition, the following policies are considered to be pertinent to the proposals:

- JP-S1 Sustainable Development
- JP-S2 Carbon and Energy
- JP-P1 – Built Environment
- JP-P2 - Heritage

Unitary Development Plan (UDP, Saved Policies)

The following policies are considered to be pertinent to the proposals:

- EN2/1 Character of Conservation Areas
- EN2/2 Conservation Area Control
- H2 - Housing Environment and Design
- H5 – Housing Improvement

Summary

The existing building, constructed in the 1990s, possesses limited architectural merit and would benefit from an upgrade. It makes a neutral contribution to the Conservation Area, with its front elevation visible within the area and its side and rear elevations being less prominent. The building has undergone considerable alterations over time and remains capable of further adaptation and improvement.

The proposed external works primarily affect the side and rear elevations. The front elevation would feature replacement panels and windows of similar materials and appearance, enhancing the building's quality and visual appeal. Minor alterations to the entrance, visible only from the side, are designed to improve its overall appearance.

New ducting is proposed to the rear, within an area already containing existing service and mechanical installations, and would not be visible from public viewpoints.

In accordance with paragraph 215 of the NPPF, the proposals deliver public benefit by ensuring the building meets modern standards. These interventions are largely reversible.

High-quality, contextually appropriate materials will be used to respect and enhance the local environment, ensuring the proposals integrate harmoniously with their surroundings. The development will make a positive contribution to the local character and townscape, as well as improve energy efficiency through the use of renewable technologies and sustainable design measures.

In summary, the proposal accords with Bury's Development Plan. It represents a well-designed, sustainable scheme that enhances accessibility, supports environmental objectives, and reinforces the borough's commitment to creating inclusive and resilient communities.

5. Assessment of Key Issues

Design and Heritage Impact

Lester House recently received prior approval (Ref: 72135) on the 15/08/2025 for a change of use from offices and retail (E use class) to 28 no. flats. The works are required to comply

with building regulations and bring the building up to a high-quality living standard for future occupants.

The proposals seek to transform the existing office building into a high-quality residential development that is fully compatible with the character of the Bury Town Centre Conservation Area. While the building currently retains features typical of an office, including outdated windows and an institutional entrance, the proposed works will significantly enhance its external appearance. Replacement of old windows and panels with modern, high-quality alternatives of a similar appearance, alongside a repainting scheme under permitted development rights, will rejuvenate Lester House, making it visually appealing to future residents while contributing positively to the streetscape.

The entrances will be upgraded using high-quality, durable materials. The new entrance design is carefully considered to be sympathetic to both the building and the surrounding conservation area, moving away from the previous office-like appearance. The entrance will create a welcoming and secure environment, with thoughtfully designed fins providing privacy for residents and enhancing the building's overall architectural quality.

The proposed works represent a sensitive and contextually appropriate upgrade to the existing building. The replacement windows maintain existing proportions and alignment, ensuring continuity with the established façade rhythm. The new full-height glazing and metal fins introduce a high-quality architectural feature that adds visual interest without overwhelming the host structure. The metal cladding has been carefully selected to complement surrounding materials in tone and finish.

The entrance redesign improves the building's legibility and contributes positively to the public realm.

The changes are designed to preserve and enhance the character and appearance of the conservation area, aligning with paragraphs 205–208 of the NPPF (2024) and Policy EN2/1 of the Bury UDP.

No historic fabric of intrinsic value is being lost, and the works are reversible in nature, ensuring the long-term integrity of the conservation area is maintained.

Environmental and Amenity Considerations

The new basement extract duct will be designed to operate quietly and efficiently, with no adverse impact on nearby occupants. The proposal introduces no new overlooking or overshadowing issues and will not alter existing site boundaries or massing.

To improve the outdoor amenity on the upper floor, the existing roof/balcony will be reconfigured into individual, private terrace spaces for residents. Each space will include privacy screens and secure barriers, with new access doors to replace windows designed to meet Building Regulations. These enhancements will provide safe, private, and

functional outdoor areas, further elevating the building's quality and reinforcing its positive contribution to the conservation area.

In addition, roof-mounted photovoltaic (PV) panels will be installed to the roof to generate on-site renewable electricity. These will create a low-carbon, energy-efficient building. The panels will be stored on a lower section of flat roof and panels will be mounted at a shallow angle to minimise visibility from surrounding viewpoints and to prevent glare.

The Applicant intends to utilise Permitted Development Rights under Class J – installation or alteration etc of solar equipment on non-domestic premises of the General Permitted Development Order 2015), i.e. it would not be higher than 1 metre above the highest part of the roof and does not installed on a wall that fronts the highway. Drawings have been provided to support the application for context.

The proposals will deliver tangible public benefits through improved accessibility, energy efficiency, and visual and amenity enhancement. The proposals preserve the key characteristics of the conservation area while delivering a subtle and high-quality enhancement to the building's appearance and function to make it suitable for a residential use.

Sustainability

Sustainability has been embedded into the design through both passive and active measures:

- Use of high-performance glazing and insulation to reduce energy loss;
- Installation of roof-mounted photovoltaic (PV) panels to generate on-site renewable electricity;
- Selection of durable, low-maintenance materials with long lifespans;
- Minimal waste and disruption during construction; and
- Reversible and adaptable interventions for future flexibility.

These measures align with NPPF (2024) paragraphs 160–163 and Bury Council's Climate Emergency Declaration, contributing to a low-carbon, energy-efficient building.

Refurbishing and upgrading the existing building significantly reduces embodied carbon compared to demolition and rebuild. Improved glazing performance and materials contribute to long-term energy efficiency, aligning with the sustainability objectives of NPPF Chapter 14.

Heritage Impact Summary

Heritage Asset	Impact	Outcome
Bury Town Centre Conservation Area	Minor beneficial	Enhances visual quality, respects historic grain and materials
The Bank (Adjacent Listed Building)	Neutral	No adverse impact on setting or significance

In line with NPPF paragraph 205, the proposal preserves and in some aspects enhances the significance of the Conservation Area. Any minor changes to appearance represent a low level of less than substantial harm, clearly outweighed by public benefits including accessibility, sustainability, and improved design quality.

6. Design and Access Statement

Design Approach

The proposal enhances architectural quality through refined, contemporary detailing, while respecting the established character and materials of the Bury Town Centre Conservation Area. The design improves accessibility, sustainability, and ensures visual harmony.

Site and Context

The site lies within the Bury Town Centre Conservation Area, defined by its historic civic and commercial core. The existing 1990's building makes a neutral contribution, offering scope for enhancement.

Design Evolution

The design evolved through contextual analysis and reference to the Conservation Area Appraisal. Key refinements include vertical metal fins, muted materials, recessed entrance glazing, and incorporation of terraced areas.

Layout and Use

The internal layout remains unchanged. Works include façade upgrades, enhanced entrance, and the creation of individual terraced areas on the top floor.

Scale and Massing

The proposal retains the existing massing. New façade elements respect proportions and improve articulation.

Appearance

Materials include metal cladding, glazing, and fins. These have been designed to match the replacement features and/or ensure a high-quality sympathetic design.

All new materials and finishes will be sampled and approved by Bury Council's Conservation Officer prior to installation.

The materials strategy has been informed by the Bury Town Centre Conservation Area Appraisal, which encourages use of sympathetic, high-quality, and robust modern materials that complement the established urban fabric.

Access

Access will utilise the existing Lester House office entrance. A new access with louvre doors will be installed to the bin store.

Sustainability

Passive and active design features include high-performance glazing, durable materials. These align with NPPF (2024) and Bury's Climate Emergency objectives.

Conclusion

The proposal is contextually appropriate, sustainable, and preserves the Conservation Area's character. It complies with NPPF (2024), Bury's Development Plan and the Town Centre Appraisal.

7. Heritage and Impact Assessment

The proposal respects the heritage value of the Bury Town Centre Conservation Area. Alterations improve façade quality and accessibility while retaining the building's scale and rhythm.

The building is not a listed building but is located next door to a listed building 'The Bank' (as shown in Image 6). The alterations are minimal and will not impact on the Listed Building.

Image 6 – The Bank



The proposed external works will preserve and enhance the Bury Town Centre Conservation Area. The design is sustainable, accessible, and policy compliant, delivering public benefits while respecting local heritage.

8. Heritage Statement

The purpose of this heritage assessment chapter is to assess the impact of the proposed works on the significance, character, and appearance of the conservation area, in accordance with:

- Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990*;
- The National Planning Policy Framework (NPPF, December 2024) – particularly Chapter 16 *Conserving and Enhancing the Historic Environment*; and
- Relevant local policies contained in the Unitary Development Plan (UDP, Saved Policies), notably EN2/1 and EN2/2.

It is considered that this Statement is proportionate to the works proposed.

9. Heritage Significance

The Bury Town Centre Conservation Area is one of the borough's most historically significant urban areas, reflecting its development as a commercial and civic centre during the 18th–20th centuries.

Its special interest derives from:

- A mix of Victorian and Edwardian commercial architecture, with red brick and stone façades;
- Distinctive building heights, strong building lines, and consistent plot patterns;
- Civic landmarks, including the Town Hall, churches, and market structures; and
- A fine urban grain and consistent use of high-quality traditional materials such as stone, brick, and slate.

The application building is not listed and is considered to make a neutral contribution to the conservation area. The building was constructed in the 1990s lacks the finer detailing and articulation characteristic of the surrounding historic fabric. The building is a concrete structure, typical of a 1990s office, with a substantial glass frontage, with grey panelling and grey windows. As shown in Image 1 and 2 below, the buildings external facade has undergone change throughout the years with the installation of grey cladding.

Image 1 – Pre-cladding



Image 2 – cladding installation



The building is functional but has become worn over previous years. The building has limited architectural merit that contributes neutrally to the conservation area's overall character. There is therefore opportunity for enhancement through carefully designed façade improvements.

- The proposals have been developed in line with NPPF Chapter 16 (Conserving and Enhancing the Historic Environment) and Policies EN2/1 and EN2/2 of the Bury UDP.
- The scale, form, and proportions of the existing building are retained.
- The glazing and cladding will be replaced with similar materials.
- The replacement windows preserve the existing pattern of openings.
- New doors will replace existing similar windows and will have no impact on the Conservations Area.
- Screens and barriers are on the upper floor and will not be less visible, compliment the building and not impact on the Conservation Area.
- The materials—metal fins and cladding—will sit comfortably within the conservation area's colour palette and material hierarchy.
- The building is located next door to a listed building 'The Bank' (as shown in Image 6). The alterations are minimal and will improve the appearance of the building and will not impact on the Listed Building. The front elevation of Lester House will largely comprised of replacement windows and panels of a similar design. The introduction of individual outdoor spaces on the top floor will have no impact on the

- Listed Building. Changes to the entrance and the introduction of new fins will be located to the side elevation of the building, away from the Listed Building.
- Minor alternations are proposed at the front elevation and will have no impact on the Conservation Area. The more noticeable changes, such as the entrance changes and ducts are located to the side and rear elevations and will not impact on the Conservation Area.

Overall, the proposal results in a minor beneficial impact on the conservation area by upgrading a neutral building and improving its street presence. The proposals would cause no demonstrable harm to either the character and appearance of the conservation area, or neighbouring businesses.

9. Policy Compliance

The proposal accords with relevant national and local policies, including:

NPPF (2024) – Chapters 12 (*Achieving Well-Designed Places*) and 16 (*Conserving and Enhancing the Historic Environment*).

- Bury UDP Policies:
 - EN2/1 – Character of Conservation Areas – requires that development preserves or enhances conservation area character.
 - EN2/2 – Conservation Area Appraisals – ensures alignment with guidance in adopted appraisals.
- Bury Town Centre Conservation Area Appraisal – encourages sensitive modern interventions that improve architectural quality without detracting from historic character.

10. Conclusion

The proposed external alterations will enhance the architectural appearance and functionality of a neutral building within the Bury Town Centre Conservation Area.

In conclusion, the proposed works:

- Preserve the character and appearance of Bury Town Centre Conservation Area;
- Deliver public benefits through accessibility, energy efficiency, improved living conditions and outdoor amenity and improved architectural quality;
- Result in no harm, or at most a low level of less than substantial harm, which is clearly outweighed by those benefits; and
- Comply with paragraphs 205–208 of the NPPF (2024) and local policies EN2/1 and EN2/2.

The scheme therefore satisfies the statutory duty to preserve or enhance the character and appearance of the Bury Town Centre Conservation Area and should be supported by Bury Council.

11. Summary

The proposal would improve the social and environmental conditions of the area, comply with the development plan and comprises sustainable development.

The proposed works will:

- Preserve and enhance the character and appearance of the conservation area;
- Deliver visual, functional, and accessibility improvements;
- Provide high quality living spaces with enhanced amenity areas;
- Comply with the NPPF (2024) and Bury Development Plan; and
- Support the sustainable long-term use of the existing building.

It is therefore respectfully requested that Bury Council grants planning permission for the proposed external alterations.

