

69962 – 10 Elm Grove, Prestwich.

New front porch; loft conversion with dormer extension at side and external alterations including change from rear window to patio doors and removal of 2 no. windows and 1 no. door at rear.

Also proposed and not included in the description of the proposed development is the increase in size and number of steps to the front entrance of the dwelling.

10 Elm Grove is considered to be a Non-Designated Heritage Asset (NDHA) and is sited within Poppythorn conservation area. It was built circa early 20th century from smooth stock red brick in stretcher bond with a double pitched, gabled slate roof with timber braced eaves. It has shouldered window openings with stone sills and lintels. The front entrance is set back in an open porch to create a weather break and is serviced by two stone, door width steps.

The dwelling has been identified as a non-designated heritage asset in accordance with Annex 2 of the NPPF and is considered to be 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). The 'Good Practice Advice Note 2: Managing Significance in Decision-Taking' published by Historic England (2015) clarifies non-designated assets as those "...that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application."

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 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.

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.

The building does possess architectural and historic value as a reference to the evolution of Prestwich in the advent of the second turnpike and the railway in

attracting wealthy merchants from Manchester to reside in a less urban rural setting which makes it a strong contributor to the preservation of the character and appearance of the conservation area.

The proposals would have a direct impact on the architectural and historic interest of the building as an NDHA and on the character and appearance of the conservation area.

The Poppythorn Conservation Area Appraisal and Management Plan concludes the area "is a remarkably well preserved enclave which has suffered relatively little large scale change since the First World War". It goes on to say that relatively small changes that have taken place, however, could easily be compounded, and the result would be a serious erosion of the character of the area.

The proposed dormer would by virtue of its design, size and materials represent an incongruous and non-historic architectural feature on the building and in the conservation area that would cause harm to and therefore a loss of heritage significance to an unacceptable level.

The open set back entrance to form a weather break is common in other areas of the conservation area such as Glebelands Road and in other locations in Prestwich at Gardner Road and Prestwich Park Road South all of which have been constructed around the same time between 1890 and 1930. The dwelling is relatively unaltered and is a strong contributor the character and appearance of the conservation area. The proposed infill of the weather break to bring forward the front entrance would reduce this area and therefore alter its visual impact in a negative way on the building itself and on the character and appearance of the conservation area representing an erosion of a specific design feature of that dwelling typology causing harm to its legibility and representing less than substantial harm to the character and appearance of the conservation area.

The cumulative effects of the other external alterations consisting of the infill of rear elevation window openings, patio doors, out of character architectural embellishment, the extension of the front elevation canopy above the front entrance and alteration to the entrance steps would cause unacceptable harm to the heritage significance of the building by causing harm to its architectural interest and aesthetic and would represent and erosion of the character and appearance of the conservation area.

The proposed external alterations would have visibility in parts from street level and from wider areas at upper floor locations from surrounding buildings. The proposals would by virtue of their design, size and materials represent incongruous features within that part of the conservation area and as such represent less than substantial harm to the character and appearance of the conservation area and therefore would not preserve or enhance it. There is no evidenced or perceived public benefit that would outweigh the harm identified that would be caused by the proposals.

The proposals would not align with the aims of the Poppythorn Conservation Area Appraisal and Management Plan in its aims to prevent the loss of heritage

character and significance through the gradual or incremental erosion of historic features. The application cannot be supported in heritage term as it would not comply with or be contrary to paragraphs 199, 202 and 203 of the NPPF and adopted Bury UDP policies EN2/1 – Character of Conservation Areas and EN2/2 – Conservation Area Control.

Mark Kilby

Conservation Officer

10/10/23