

PROPOSED WORKS AT 15 GUEST ROAD

PRESTWICH, METROPOLITAN BOROUGH OF BURY

HERITAGE STATEMENT

NOVEMBER 2025

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The Site

The application property is number 15 Guest Road, Prestwich, in the Metropolitan Borough of Bury, Greater Manchester.

Designation

The site lies within Poppythorn Conservation Area.



Location of the application property within the conservation area

The proposal

Proposals have been submitted to Bury Metropolitan Borough Council for new rooflights (two the front, one to the rear) at the application property.

Heritage impact

The heritage consideration arising is therefore the potential impact upon the significance (heritage interest and value) of the conservation area.

Significance of the conservation area

The significance of Poppythorn Conservation Area derives from its character and appearance as a fine middle-class residential suburb, developed between around 1870 and the First World War and populated by detached, semi-detached and terraced houses of this period set back from tree-lined roads behind well-tended front gardens.

The significance of the conservation area is therefore embodied in these buildings and their relationship to each other within the historic street pattern.

Contribution of the application property

The proposal building makes a positive contribution to the conservation area as one of the 19th century villas which embody its significance.

Policy context

The relevant Government guidance for dealing with heritage-related planning applications is established by Chapter 16 of the National Planning Policy Framework (December 2024 revision) Paragraph 210 states that in determining such applications, local planning authorities should take account of:

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

Regarding designated heritage assets, paragraph 212 states that ‘great weight’ should be given to their conservation and the more important the asset, the greater that weight should be.

The relevant local planning policy is JP-P2 of the Places for Everyone Joint Development Plan 2022-2029, adopted March 21, 2024, which requires (inter alia) that the heritage significance of a site or area is considered in accordance with national policy in the planning and design process; and 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.

Impact of the proposal

The proposal seeks consent for what are ultimately minor additions to the application property that will not adversely affect its positive contribution to the conservation area. Rooflights are present on other properties within the conservation area and have therefore become an established element of its character and appearance.

The works will therefore preserve the character, appearance and significance of the conservation area. In doing to they comply with national guidance and local heritage policy and merit approval without delay.