

AMENDED HERITAGE STATEMENT

Section 73 Application for Design Amendments to Approved Dwelling (Planning Permission 68661) :

Ainsworth Nursing Home, Knowsley Road, Ainsworth, Bolton, BL2 5PT

Introduction

This amended Heritage Statement has been prepared to support a Section 73 application to Bury Council for modifications to the previously approved design of a new dwelling. Planning permission (ref: 68661) was granted in 2022 for the construction of a new dwelling located within the Green Belt and in proximity to a non-designated heritage asset (The former Ainsworth Isolation Hospital). This statement specifically addresses the potential impact of the proposed design amendments on the heritage significance of the nearby non-designated heritage asset.

Site Context and Heritage Asset

The application site is situated within the Green Belt as defined by Bury Council's Local Plan. In proximity to the site lies a non-designated heritage asset; The former Ainsworth Isolation Hospital. The relationship between the application site and this heritage asset was previously assessed in the original Heritage Assessment submitted with the 2022 application, which concluded that the originally approved scheme would not cause harm to the significance of the heritage asset. The Council Conservation Officer agreed with the opinion and had no objection on heritage grounds.

Proposed Amendments

The current Section 73 application seeks approval for amendments to the previously approved design (ref: 68661 approved on 6th October 2022), as detailed in the following amended plans prepared by R A Fisk and Associates:

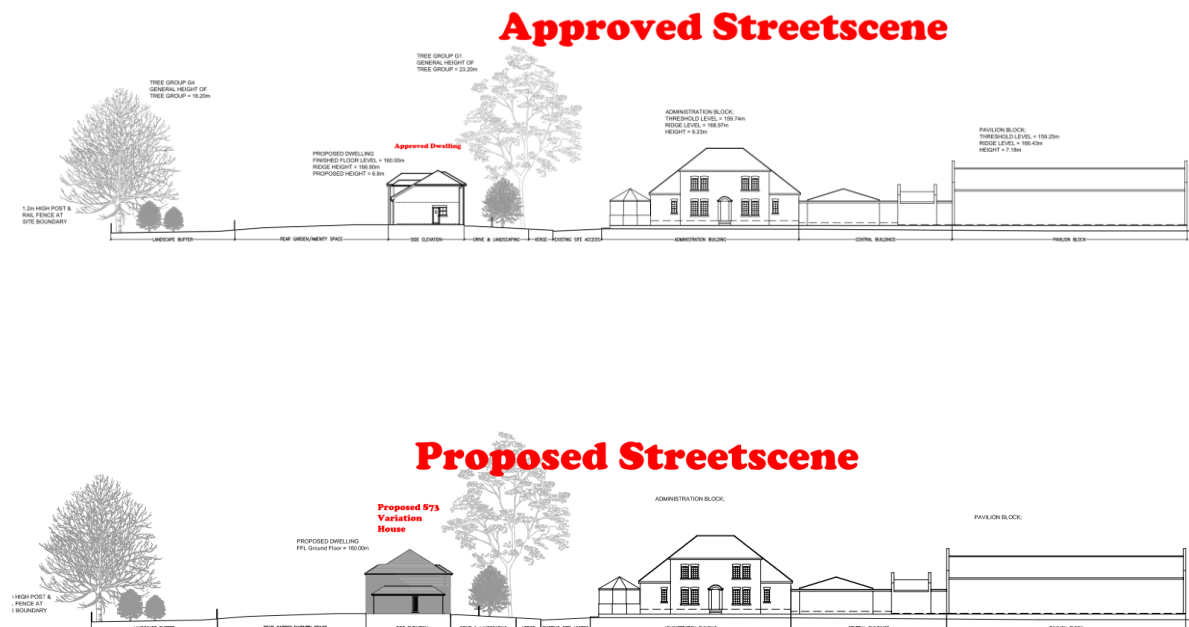
- Front Elevation: Drawing No. 3551:03/A
- Proposed Rear and Gable Elevations: Drawing No. 3351:07
- Proposed Floor Plans: Drawing No. 3551:08
- Proposed Site Plan: Drawing No. 3551:09

The key modifications to the approved scheme are:

1. The addition of a new basement level
2. Modification to the rear elevation design - the approved scheme had three dormer windows to the rear and one outrigger; the proposed scheme has one rear dormer window and three outriggers (two additional rear two-storey outriggers of similar size and style to the approved outrigger)
3. The addition of two single-storey side extensions (one to each side of the dwelling)

Importantly, the siting of the dwelling remains the same as in the approved scheme, with only relatively small extensions proposed. The submitted Planning Support Statement confirms that

only the two single-storey side extensions would be visible from the non-designated heritage asset. The other modifications, including the basement level and the additional rear outriggers, would not be visible from the heritage asset due to the orientation and topography of the site. The approved streetscene and proposed streetscene are copied in extracts below:



Assessment of Impact

Legislation and Policy Context

Section 16 of the National Planning Policy Framework (NPPF) establishes the framework for considering the impact of development proposals on heritage assets. While the greatest protection is afforded to designated heritage assets, paragraph 203 of the NPPF requires that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining applications, with a balanced judgment required regarding the scale of any harm or loss and the significance of the heritage asset.

Bury Council's Local Plan policies similarly require consideration of potential impacts on both designated and non-designated heritage assets.

Assessment Methodology

This assessment considers:

- The architectural and historical significance of the non-designated heritage asset
- The visibility of the proposed amendments from the heritage asset
- The degree to which the proposed amendments would affect the setting of the heritage asset
- Whether the amendments would affect the ability to appreciate the significance of the heritage asset

Impact Analysis

When assessing the impact of the proposed amendments on the non-designated heritage asset, it is important to focus on those elements that would be visible from the heritage asset. In this case, only the two single-storey side extensions would be visible, while the new basement level and the additional rear outriggers would not be visible due to the site's orientation and topography.

The proposed single-storey side extensions:

1. Are modest in scale and subordinate to the main approved dwelling
2. Utilize sympathetic materials that complement both the approved dwelling and the character of the surrounding area
3. Maintain a respectful distance from the non-designated heritage asset
4. Do not increase the overall height of the approved development
5. Do not extend the built form significantly closer to the heritage asset than the approved scheme
6. Are smaller than the single storey side extensions that could be built under permitted development

The design of the single-storey side extensions incorporates simple, clean lines and proportions that provide a contemporary interpretation of local building forms. The materials palette has been carefully selected to ensure visual harmony with both the approved dwelling and the wider setting.

The extensions have been positioned to minimize their visual presence when viewed from or alongside the non-designated heritage asset. Their single-storey height ensures they remain visually recessive elements within the overall composition of the building.

The other proposed changes (basement level and additional rear outriggers) would have no impact on the setting or significance of the non-designated heritage asset as they would not be visible from it.

Conclusion

The proposed design amendments represent modifications to the approved scheme (planning permission 68661), with only the two single-storey side extensions being visible from the non-designated heritage asset. These extensions have been carefully designed to ensure they do not detract from the significance or setting of the heritage asset.

Permitted development rights were not withdrawn as such single storey side extensions could be built up to half the width of the house to each side without further planning permission being required; planning permission for those extensions having been granted by the Town and Country Planning (General Permitted Development) Order 2015 as amended. This provides positive weight to the proposed alterations.

The other elements of the proposal (basement level and additional rear outriggers) would have no impact on the heritage asset as they would not be visible from it. The siting of the dwelling

remains unchanged from the approved scheme, and the extensions represent relatively small additions to the approved building.

The proposed amendments would not materially alter the previously established relationship between the approved dwelling and the non-designated heritage asset. The extensions remain subordinate elements that are respectful of the heritage context through their scale, design, and materials.

Having assessed the proposed amendments against relevant national and local heritage policies, it is concluded that the modifications would not result in harm to the significance of the non-designated heritage asset. The proposal therefore continues to satisfy the requirements of the NPPF paragraph 203 and relevant Bury Council Local Plan policies relating to heritage assets.

Recommendation

It is recommended that the proposed amendments to planning permission 68661, as shown on drawings 3551:03/A, 3351:07, 3551:08, and 3551:09 prepared by R A Fisk and Associates, be approved from a heritage perspective, as they would preserve the significance of the nearby non-designated heritage asset and its setting.
