

72234 – 169 Bury New Road, Whitefield.

Single storey rear extension with side access gate.

The application site is within Whitefield All Saints Conservation Area but is not considered to be a Non-Designated Heritage Asset.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

In the exercise, with respect to any buildings or other land in a conservation area, of 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.

Paragraph 212 of the NPPF states 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.

The rear of the application site, even though it is not part of the main street scene of Bury New Road, would still be visible within that part of the conservation area with regard to views from other nearby and adjacent properties and the frequent use of the rear access road.

There would be no objection to the proposal subject to it having the appropriate finishing materials of matching red brick and matching natural slate.

This is required to maintain the architectural grain of that part of the conservation areas' built environment which is characterised by red brick and natural slate, and which is one of the reasons for its designation as a conservation area. It would preserve the character and appearance of the conservation area. The proposed concrete roof tiles and rendered walls would represent an incongruous and contemporising feature in this context neither preserving or enhancing the character or appearance of the conservation area.

No written details of the design, material or colour of the proposed side gate have been provided, as such its inclusion on the submitted plan is considered to be indicative only.

It is suggested the side gate should be metal, coloured black and of a simple non-contemporary design.

Conservation Officer

22/8/25

continued over for additional comments.

Additional Comments

Revisions to the scheme are acceptable.

The revised plan does not refer to natural slate, just slate. The use of natural matching slate should be secured by condition requiring a sample to be approved before commencement of the development.

A sample of stock red brick should be submitted for approval with detail of type and manufacture if not reclaimed before development commences.

Details of the gate to be submitted and approved before development commences. Details should include the design of the gate which should be of a traditional nature. It should be coloured black.

Fascias and rain water good should be coloured black.

Conservation Officer

28/7/25