

Planning – Heritage/Design Statement

Address/Location:

46 Mount Pleasant, Nangreaves, Bury BL96SR.

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1 Introduction.

2 Nature of the asset/property. Site and surroundings.

3 Proposal.

4 Planning Policy.

5 Summary, justification of the proposal.

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1 Introduction.

This heritage statement has been prepared on behalf of Mr & Mrs Taberner, the applicants.

To accompany a

Listed Building Consent application.

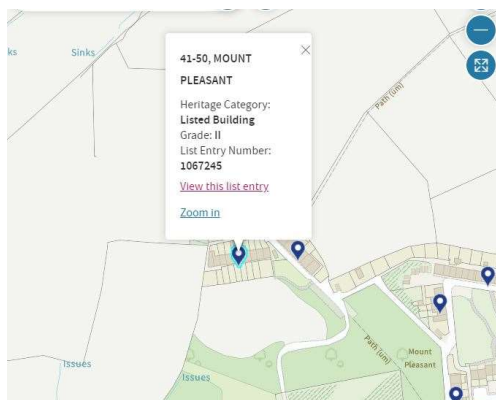
In addition a Householder (planning) application.

2 Asset, site and surroundings.

The property is a grade II listed building. It is mid-terrace in a row of terraced properties forming part of the Mount Pleasant and Nangreaves village. The property is in green belt and conservation area.

The use is residential. The applicants currently reside in the property.

Beyond the row of terraces and rear gardens, there are open fields to the rear and front. The property is constructed from stone, slate roofing and timber windows/doors.



3 Proposal.

The applicant proposes to construct a single storey extension to the rear of the property. Extending 2.99 metre from the existing rear house wall. With a width of 4.49 metre. A height to eaves of 2.3 metre and overall height of approximately 3.6 metre.

4 Planning and Policy.

Please refer to Pre-application delegated report referenced 02931/ENQ dated 29th February 2024.

The National Planning Policy Framework. Paragraph 189, 193 and 196.

Bury UDP. SPD8.

5 Justification and summary of the proposal.

The proposal is to give more usable space for modern living. The scale, aesthetic and materials of the extension are in keeping with the existing house / listed asset. The extension, on the rear, will not detract from the visual front facing amenity of the property. Car parking is not affected.

6 See attached

Historic England listing information.

Delegated report.

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41-50, MOUNT PLEASANT

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1067245**

Date first listed: **28-Apr-1976**

List Entry Name: **41-50, MOUNT PLEASANT**

Statutory Address 1: **41-50, MOUNT PLEASANT**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address: **41-50, MOUNT PLEASANT**

The building or site itself may lie within the boundary of more than one authority.

District: **Bury (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SD 80714 15123**

Details

SD 81 NW MOUNT PLEASANT 4/66 Nos 41 to 50 (consec) 29.4.76

GV II

Row of stone mill workers' cottages probably built in second half of C19. Two storey. One window to each cottage with altered sashes.

Listing NGR: SD8071415123

Legacy

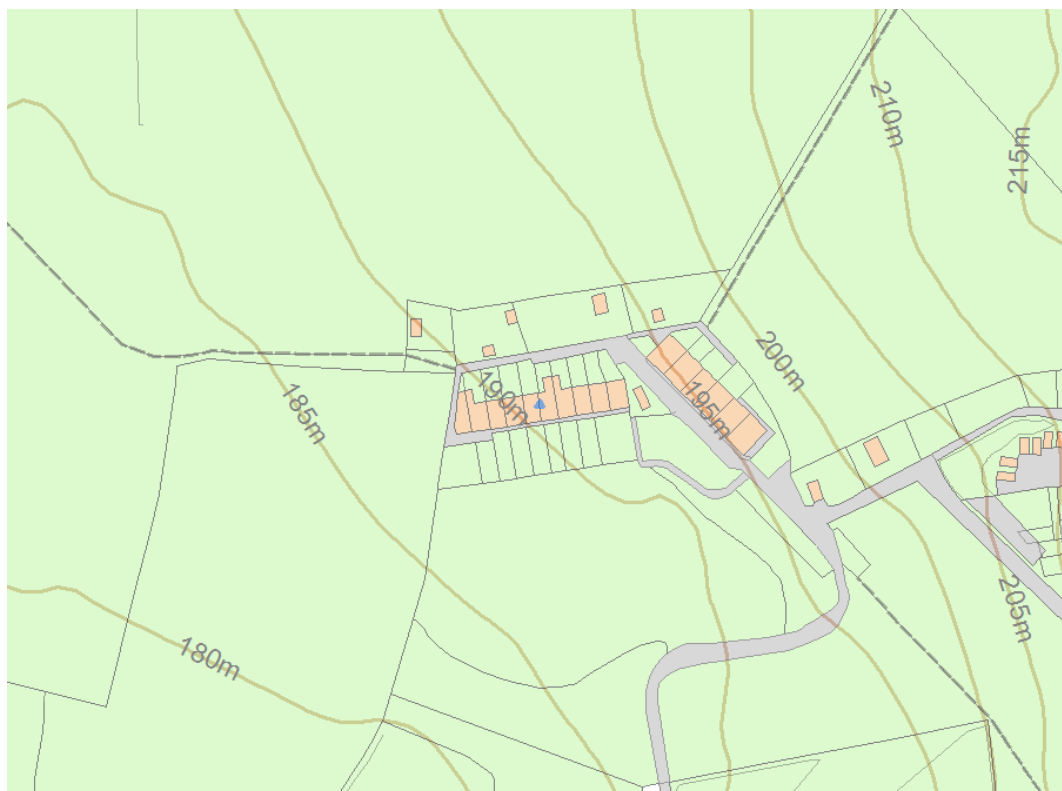
The contents of this record have been generated from a legacy data system.

Legacy System number: **210703**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 24-May-2024 at 12:24:41.

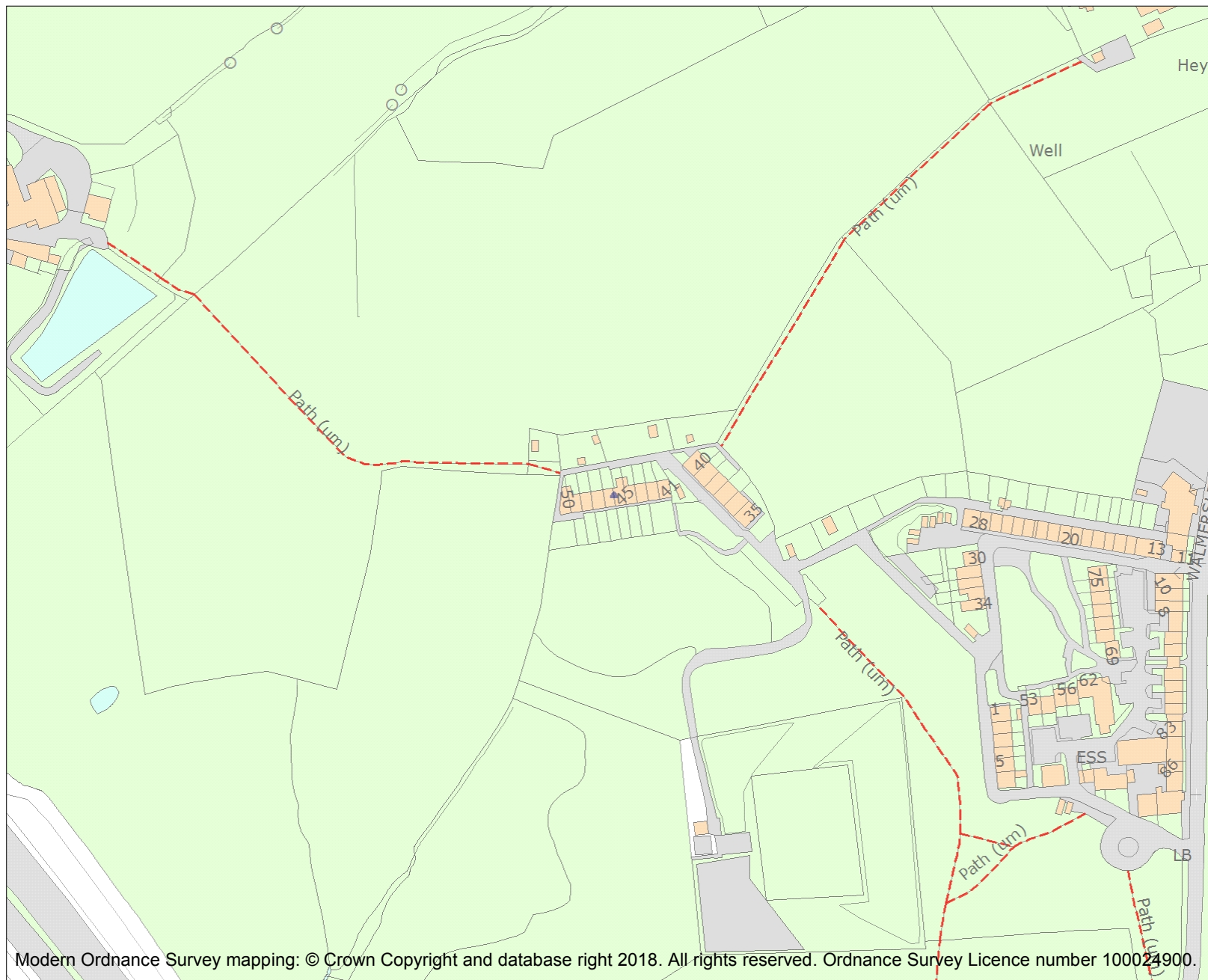
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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry





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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Heritage Category:	Listing
List Entry No :	1067245
Grade:	II

County:

District: Bury

Parish: Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SD 80714 15123
Map Scale:	1:2500
Print Date:	24 May 2024



HistoricEngland.org.uk

Name: 41-50, MOUNT PLEASANT

DELEGATED REPORT

Report by Mo Warsame	Date of report: 29/02/2024	Ref: 02931/ENQ
Registration:	LDFC:	Expiry Date:
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: MOUN	Adv Type: N/A
Reason for Delay:		EIA:
N/A		Dec Level: COM
		Stat Class:

Proposal: Single storey rear extension to listed building

Location: 46 Mount Pleasant, Nangreaves, Bury, BL9 6SR

Description

The property is a mid-terrace Grade II listed building located within a row of residential properties, which are constructed from coursed stone and natural slate. The property is also located within a Mount Pleasant Conservation area and the green belt. The properties have a rear garden and there is off-road parking provided in front of the application site.

The proposal involves the erection of a single storey extension with a lean-to roof, extending beyond the rear elevation of the original dwellinghouse by 3 metres. Its total height would be 3.30 metres and the eaves 2.30 metres. As such the proposal is considered to be permitted development.

The proposal would be constructed from stone to match the existing and have a natural slate roof to match the existing with two roof lights. Door and window frame to be timber.

Policies on Listed Buildings and Conservation Areas

Paragraph 189 of the NPPF - "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

Paragraph 193 of the NPPF - "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 196 of the NPPH - "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".

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving a listed building or its setting or any feature of architectural or historic interest it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building.

Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Green Belt

The application site is located in the Green Belt and as such, paragraph 149 is relevant. Paragraph 149 of the NPPF states that the construction of new buildings would be inappropriate in the Green Belt. Exceptions to this are:

- a. buildings for agriculture and forestry;
- b. the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e. limited infilling in villages;
- f. limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g. limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or

not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Policy OL1/2 - New Buildings in the Green Belt states that the construction of new buildings in the Green Belt is inappropriate unless it is for agriculture and forestry; essential facilities for outdoor sport and recreation; limited extension, alteration or replacement of existing dwellings if this would not result in disproportionate additions over and above the size of the original dwelling; and limited infilling in existing villages as set out under Policy OL/3.

This is further supported by Supplementary Planning Document 8 - New Buildings and Associated Development in the Green Belt which state that extensions of existing dwellings should not result in disproportionate additions over and above the size of the original dwelling. To assist in what can be disproportionate SPD 8 considers additions of up to a third (33%) of the volume of the original dwelling, notwithstanding other material planning considerations such as design and visual appearance. However, that is not to say something larger, or smaller than 33%, would not be supported as each case is considered on its own merits.

If approved, the development would be well within the 33% suggested within SPD 8. The dwelling and proposed extension is reasonably within a cluster of structures in a rural area, partially screened by hedgerows and trees, and is therefore considered to be acceptable in terms of massing, and height.

In this instance due to the location of the proposal and design it is considered that the proposal would not conflict with the surrounding land uses nor would it create harm to the openness of the Green Belt given the above circumstances. It is considered therefore that the proposal is a modest extension that would not have an adverse impact on the openness of the Green Belt or result in a disproportionate addition above and beyond the original building. As such, It is therefore considered that the proposal complies with the NPPF, UDP Policies OL1/2, and associated guidance in SPD8.

Visual Amenity

The village was built in phases. However, it was constructed to a standard pattern and followed rules of function and uniformity. Consequently, the buildings have regular shapes and groupings, sizes and proportions of openings, and common features and detail, all of which reflect its factory village origins. During construction there was no attempt at elaboration. Although the architecture is plain it has a colour, rhythm and quality that should not be lost. This was a key factor in creating the distinctiveness of the conservation area and one that should be uppermost in addressing the area's future".

The general massing and scale of the proposed rear extension is appropriate to the original building. Traditional materials and details are proposed, and the extension would be similar to others that have been approved in recent years. Overall, the development would not detract from the character of the listed building and the terrace or the conservation area. Furthermore, the proposed roof-light would be acceptable with this type of extension.

As such the proposal would comply with Bury UDP adopted policies EN2/3 - Listed Buildings, EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control and EN1/1 - Visual Amenity.

Comments from Conservation Officer

The conservation officer stated that he has no objections. However, the roof should be natural blue slate to match and the stone should be natural locally sourced rough sandstone.

Residential Amenity

The proposed development would be a modest structure that would have no adverse impact on the residential amenity enjoyed by the neighbouring properties.

Recommendation:

Proceed with full planning application.