

70162 – 231 Bury New Road, Whitefield

Erection of flat roofed porch canopy to side entrance and 1.8 metre high fencing

The application site is considered to be a Non-Designated Heritage Asset (NDHA). It is within Whitefield All Saints Conservation Area.

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 194 of the National Planning Policy Framework (NPPF) states that 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 199 of the 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 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.

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.

The Conservation Area Appraisal & Management Plan for Whitefield All Saints Conservation Area identifies the application building as a building of significance and describes the building *"on the west side of Bury New Road, number 231 is a late nineteenth century, red brick (former) Barclays Bank building with an elaborate crow-stepped gable. The whole building is significant but the gable is particularly important to views along Bury New Road from the south"*.

It is also important to note that the crow-stepped and shaped gable to the northern elevation, prominent in views from the north along Bury New Road is equally as important to the architectural and aesthetic significance of the building and character and appearance of that part of the conservation area.

The applicant has failed to provide, as a requirement of paragraph 194 of the NPPF, a description of the significance of the heritage assets involved; the application building as an NDHA and Whitefield All Saints Conservation Area. The building has a very strong architectural merit with its red brick, Flemish gables, cornices and terracotta panels. It is a fine and relatively unaltered example of late Victorian bank architecture. As such the buildings' architectural and aesthetic value makes it a strong contributor to the character and appearance of that part of the conservation area.

The proposal would be attached to the northern elevation of the building which includes a crow-stepped and shaped Flemish gable, brick cornice return and chimney breast. There have already been a number of inappropriate additions to this elevation and within the immediate curtilage without the benefit of planning permission; the external extraction flue which rises vertically and then turns and runs horizontally towards the rear elevation of the building, additional door opening and roller shutter, large refrigeration unit, concrete panel fence and a banner sign to the Flemish gable fronting Bury New Road, all of which will be subject of a separate planning enforcement investigation.

The proposal would consist of flat roofed canopy, with timber posts with a partly slatted screen, a decked area with raised planters to the front and side, a new door and a 1.80 metre high fence. The height of the canopy would sit just below the horizontal element of the extraction flue. The canopy would extend beyond the rear elevation to car parking area at the rear.

The proposal would have visibility in views into the conservation area from Bury New Road, when approaching a passing from the north and from 12 Church Lane and 11 Bank Street and points further along, to the rear of the building.

The proposed canopy by itself would cause visual harm to the building, obstructing architectural features and together with the existing inappropriate development and alterations would have a cumulative harmful impact causing detriment to its visual amenity and would significantly diminish its contribution to the character and appearance of that part of the conservation area and the architectural and aesthetic significance of the building. The proposed canopy and the other elements of the proposal would represent alien contemporary features at odds with the character and appearance of the conservation area. The proposal would neither have a neutral impact nor better reveal the architectural significance of the building. The proposals by virtue of their design, materials, colour, size and scale would represent an incongruous feature on the building causing an unacceptable loss of significance and as such would be in conflict with Policy 10 of the Conservation Area Appraisal & Management Plan – *"The Council will resist proposed extensions that are too dominant, in a prominent location, or are otherwise detrimental to the character of the building to which they are attached, or to the character or appearance of the wider Conservation Area"*.

The proposal would be in a prominent position on the building and in the street scene. It would have prominent views within the conservation area when viewed in particular from the north along Bury New Road and Bank Street to the rear. The proposal would represent a modern urban feature which would be incongruous in that part of the conservation area. As such the proposal would not preserve or enhance the character and appearance of the conservation area it would represent less than substantial harm to its significance without any identified public benefit that would outweigh the harm identified as required by paragraph 202 of the NPPF.

In conclusion the proposal cannot be supported in heritage conservation terms as it would not comply with or conflict with paragraphs 199, 202, 203 of the NPPF and adopted policies EN2/2 – Character of Conservation Areas and EN2/2 – Conservation Area Control.

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Conservation Officer

27/11/23