

69565 – Shrewsbury House, Lowther Road, Prestwich

Replacement of steps to lower ground garden incorporating a mid-step landing, steps from front of property to rear garden and the erection of noise insulation boundary fencing.

The building is considered to be a Non-Designated Heritage Asset (NDHA) and lies within the St Marys Conservation Area.

Section 72(1) 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.

Paragraph 203 of the National Planning Policy Framework 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 proposal is considered to be reversible and does not extend Shrewsbury House directly. It would not be visible within its setting which is tightly confined to its curtilage. As such the proposal would not harm the significance of Shrewsbury House.

Although Shrewsbury House is sited within the St Mary's Conservation Area, the site is surrounded by 20th and 21st century residential development and as such the proposal would have a neutral impact on the character and appearance of the conservation area.

Mark Kilby

Conservation Officer

21/7/23