

71405 – 8 Tenterden Street, Bury.

Change of use from office (Class E) to 8 bed (single occupancy) HMO (sui generis), with 2 no velux rooflights at front and 2 no velux rooflights at rear, with new rear boundary fencing to form enclosed rear yard.

The application site is not on the national list or considered to be a Non-Designated Heritage Asset. It is sited within Bury town centre conservation area.

With regard to the character and appearance of the conservation area the proposed change of use and the addition of two rooflights would at least preserve the character and appearance of the conservation area and would therefore be acceptable in heritage significance conservation terms.

The proposed rear boundary close boarded fence to be constructed at height of 1.80 metres is not appropriate with regard to its height, design and materials. It would represent an incongruous architectural feature of the built environment in that part of the conservation area which is characterised by 19th century urban development in predominantly red brick, natural local stone and natural slate roofs.

As such the proposed boundary fence would not preserve the character or appearance of that part of the conservation area and would represent less than substantial harm to the significance of that part of the conservation. As the boundary fence as proposed cannot be supported.

It is recommended that the proposed enclosure should be constructed from matching red brick in colour and texture in a stretcher bond to a height of 0.90 metres above ground level. This can be topped with a simple metal railing suitable to the historic period to combined height of 1.50 metres above ground level.

Regard should be given to the boundary treatment approved under planning permission 63520 at 14-16 St Marys' Place, Bury.

Conservation Officer

30/1/25