

70320 – 5 Crompton Street, Bury.

Replace existing windows and doors - Removal of three doors and reinstatement of full length windows; Partial removal of bricked door with insertion of window; 3 no. windows with railings to be removed and replaced with larger windows.

The application site is a Non-Designated Heritage Asset (NDHA) and is sited within Bury town centre conservation area.

The use of white UPVc windows would harm the special architectural interest of the building causing a loss of significance. Externally the building is in largely its unaltered original historic form and as such makes it a strong contributor to the special character and appearance of the conservation area. The proposed replacement windows would therefore represent an erosion of the special character and appearance of the conservation area neither preserving or enhancing that special character and appearance.

As such the proposal would represent less than substantial harm to conservation area however the applicant has failed to provide any evidence of public benefit that would outweigh the harm identified or that the proposals are required to secure a viable optimum use for the building.

The proposed UPVc windows by virtue of their design, materials and colour would have a direct impact on the building causing unacceptable harm to the architectural interest of the building.

The replacement windows should be timber and of the same design, proportion, setback and appearance as the existing and should be painted white or cream.

Visually many of the windows look to be in a reasonable condition and as such there may be scope for assessment and repair before defaulting to wholesale replacement.

Other examples cited by the applicant would appear to have been replaced without planning permission.

As the application stands I would recommend refusal as the proposals would cause an unacceptable loss of architectural significance to the Non-Designated Heritage Asset and would not at least preserve the character or appearance of the conservation area Section 72(1) of the Planning (Listed Building & Conservation Areas) Act 1990.

Mark Kilby PGDip (Building Conservation & Adaptation)

Conservation Officer

06/02/24