

**edgeplan**

7 Charlotte Street  
Manchester  
M1 4DZ  
0161 228 2226  
info@edgeplan.co.uk  
www.edgeplan.co.uk

## HERITAGE STATEMENT

Single-storey rear extension  
and associated works.

67 Shrewsbury Road,  
Prestwich, M25 9GQ

Mr Kim Eivind Krohn &  
Mr Joe Wood

May 2026



**RTPI**

mediation of space - making of place

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## **1 INTRODUCTION**

- 1.1 This Heritage Statement is submitted in support of an application for a single-storey rear extension and associated works at 67 Shrewsbury Road, Prestwich, M25 9GQ.
- 1.2 The property is located within the St Mary's Conservation Area.
- 1.3 The Heritage Statement assesses heritage significance and guides proposals for change in a manner that conserves significance. The approach adheres to the principle of 'intelligently managing change', which lies at the heart of national planning policy for conservation of the historic built environment.
- 1.4 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation' and Historic England Advice Note 12 'Statements of Heritage Significance' and in particular responds to the heritage policies outlined in Chapter 16 of the National Planning Policy Framework (2024). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990.

## 2 SITE DESCRIPTION

- 2.1 The application site consists of a large, modern dwelling and its associated curtilage. The property is located within grounds formerly associated with the curtilage of Shrewsbury House a locally listed building to the west. Application ref: 55858 permitted the refurbishment and extension of Shrewsbury House and the construction of 4 no. detached dwellings with access and associated works. The application property is one of those permitted dwellings. The fourth house, permitted under application 55858, is sited off Lowther Road to the southwest.



*Figure 1: Aerial view of the application site (edged red)*

- 2.2 The existing dwelling forms a row of 3no. dwellings along the Shrewsbury Road frontage, all of which are similar in appearance, design, size etc. They all have grey roofs and are finished in white render.



*Figure 2: View towards the front elevation of the application property*

- 2.3 The rear of the application site consists of a patio area, garden and a large retaining wall at the southern boundary.



*Figure 3: Aerial view of the application site*

## Heritage Asset Designation

### St. Mary's Conservation Area Character Appraisal

- 2.4 The site is situated within the Prestwich Park Road South / St. Ann's Road Character Area of the St. Mary's Conservation Area. A Character Appraisal dates from 2009.
- 2.5 This Character Area is predominantly a 19<sup>th</sup> Century residential suburb, originally laid out as a private estate in the late 1800's. It is however acknowledged that this Character Area also contains and is interspersed with later residential development from the early and late 20<sup>th</sup> Century with some infill development within the grounds of the earlier larger properties. It is stated that the main quality of the area is in the character created by large period buildings in generous grounds.
- 2.6 In terms of vernacular and architectural styles, individual buildings vary from remnants of the Georgian tradition through the Victorian and Edwardian styles to more recent dwellings. These different styles combine together with the mature street and garden landscape to produce an area of significant character across a variety of styles of architecture.
- 2.7 It is noted specifically that the quality of the area has been eroded by a mix of modern development during the latter half of the 20<sup>th</sup> Century including the removal of original dwellings allowing for dense redevelopment of plots.
- 2.8 Shrewsbury House, directly to the west of the application site is recognised as a significant building in the context of this Character Area and the Conservation Area more generally. It is described as a detached large house in grounds. Architecturally it comprises a tall and narrow shape with good eaves and verge detail and timber supports. The building is constructed from red brick in Flemish bond with blue bands.

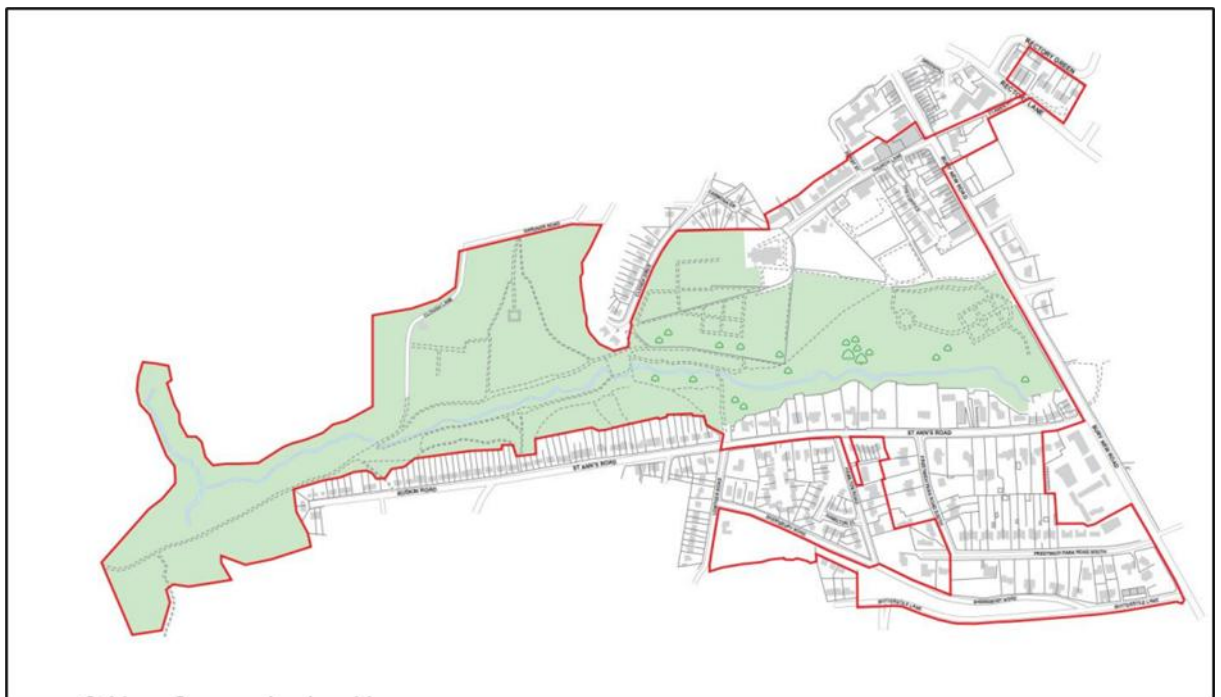


Figure 4: St Marys Conservation Area Map (pre-development)

### **3 PROPOSED DEVELOPMENT**

3.1 The application to which this Heritage Statement relates, proposes:

- Single storey rear extension, projecting approx. 2.65m. The extension is flat roofed with a balcony area above, enclosed by a glass balustrade.
- Matching materials to the existing property will be used in the construction of the extension.
- Extension of the existing patio area.

## 4 PLANNING POLICY

- 4.1 Planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises the adopted Bury Unitary Development Plan (1997) and the Place for Everyone (PfE) plan.

### Local Planning Policy

#### Unitary Development Plan

- 4.2 UDP Policy EN2 states that the Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas. Policy EN2/1 goes on to state that the Council will be particularly concerned with encouraging *inter alia*:

- Retaining, replacing and restoring features of historical and architectural interest;
- Retaining and enhancing existing landscape features;

- 4.3 UDP Policy EN2/2 states that in considering proposals for development in Conservation Areas, regard will be had to:

- The nature of development in terms of bulk, height, materials, colour, design and detailing; and
- The relationship between the proposed development and the architectural and visual qualities of the surrounding areas.

#### Places for Everyone (2024)

- 4.4 Places for Everyone (PfE) was adopted by the constituent Greater Manchester authorities in March 2024. The overarching strategy of PfE seeks to deliver sustainable, inclusive growth in each of its constituent areas, arising from series of spatial objectives, this including achieving significant growth in jobs and housing.
- 4.5 Policy JP-P2 requires that development conserve, sustain and enhance heritage assets and their settings

### National Planning Policy Framework (2024)

- 4.6 The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions. The following provisions of the NPPF are relevant to the proposal:

- 4.7 Paragraph 8 states '*Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
- 4.8 Paragraph 10 states that ‘*So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development*’.
- 4.9 Paragraph 39 states ‘*Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.*’
- 4.10 Paragraph 96 states ‘*Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*
- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and*
- c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling’.*
- 4.11 Paragraph 135 states ‘*Planning policies and decisions should ensure that developments:*
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience’.*

4.12 Chapter 16 of the NPPF relates to conserving and enhancing the historic environment and advises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

4.13 Para. 207 advises 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’.*

4.14 Para. 208 states that *‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.’*

4.15 Para. 210 states that in determining applications, local planning authorities should take account of:

*a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

*b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

*c) the desirability of new development making a positive contribution to local character and distinctiveness’.*

- 4.16 Para. 212 states *‘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’.*
- 4.17 Para. 213 states that *‘any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
  - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’.*
- 4.18 Para. 215 states that *‘Where a proposed development will lead to substantial harm to (or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a. the nature of the heritage asset prevents all reasonable uses of the site; and*
  - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
  - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
  - d. the harm or loss is outweighed by the benefit of bringing the site back into use’.*
- 4.19 Para. 215 states that *‘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’.*
- 4.20 Annex 2 of the NPPF provides a glossary of key terms which are relevant to this application. ‘Significance’ is defined as: *‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.*
- 4.21 ‘Setting of a heritage asset’ is defined within Annex 2 as *‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’.*

## 5 HERITAGE ASSESSMENT

- 5.1 The following heritage assessment adheres to guidance published by Historic England (2019) and relates specifically to the requirement contained in paragraph 207 of the National Planning Policy Framework (2024), given in extract below:

*“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.”*

- 5.2 The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset’s significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application proposal upon the significance and setting.
- 5.3 When assessing potential heritage impacts associated with the scheme this is limited to potential impact on the setting of the St Mary’s Conservation Area and the setting of the locally listed Shrewsbury House.
- 5.4 The St Mary’s Conservation Area possesses illustrative historic value, which is conveyed by its collection of historic buildings, both listed and unlisted, in particular those that retain a high degree of authenticity.
- 5.5 However, it is essential to acknowledge that the area has undergone changes over time, particularly during the latter half of the 20th century, which saw the emergence of modern development. While this evolution introduced denser development and, at times, poor-quality architecture, it also highlights the dynamic nature of the area’s heritage.

### Assessment of Significance

- 5.6 The subject property is of modern construction. The property has a rear garden/amenity area that is well screened from surrounding vantage points within the Conservation Area. Overall, it is considered that the subject property does not have a significant influence on the setting of the Conservation Area. Where any views are possible it is considered that due to the appearance of the subject property, the influence is ‘neutral’.

### Potential Impacts from the Development

- 5.7 The proposals relate to works to the rear of the property which, as discussed, does not have visibility from within the Conservation Area. If there are any views possible these will be

glimpsed and fleeting and largely obscured by intervening buildings, existing boundary treatments and mature vegetation.

- 5.8 Being located within the rear garden/amenity space area, the proposed extension will be contained by existing boundary treatments. As such, there will be no impact upon the setting of Shrewsbury House, which is located to the west.

### **Assessment of Harm**

- 5.9 The proposals are well designed, and the minor changes will not have any adverse impact upon the character and appearance of the existing building. High quality, matching, materials will ensure that the proposals integrate well with the host dwelling and the immediate and wider setting of the Conservation Area.

### **Conclusion**

- 5.10 As no heritage harm has been identified it is not necessary to identify public benefits in order to justify the development. On this basis, when considering the proposal from a heritage perspective, the application proposal is deemed consistent with the relevant provisions at Section 16 of the NPPF, PfE Policy JP-P1, and UDP Policy EN2/2.
- 5.11 The level of detail provided within this Heritage Appraisal is proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the significance of the assets.

## **6 CONCLUSIONS**

- 6.1 The application proposals, to which this Heritage Statement relates, are minor in nature and scale. The proposals will result in no harm to Shrewsbury House which is an important building in the context of the St. Mary's Conservation Area and no harm will result to the St. Mary's Conservation Area.
- 6.2 It is considered that the proposed development accords with the NPPF, UDP and St. Mary's Conservation Area Appraisal as the proposal preserves the historic significance of Shrewsbury House and the St Mary's Conservation Area. Very significant weight should be given to this policy position in determining any planning application.

