

73149 – 11-13 The Roack, Bury.

1 no. Internal Illuminated Fascia Sign; 1 no. Internal Illuminated Double sided projecting sign.

The application site is within Bury town centre conservation area and the building is considered to be a Non-Designated Heritage Asset (NDHA). It is considered that due to the existing alterations to the ground floor of the premises it is only the upper floors elevations that retain local heritage value with regard to their architectural interest and contribution to the character and appearance of the conservation area. As such, any alteration to the shop front, or in this application proposed new illuminated signs will impact on the character and appearance of the conservation area.

It would appear the current shop front signage does not benefit from the express consent required for illuminated signs within the conservation area.

The proposed replacement of the illuminated fascia and projecting sign along with the proposed new illuminated door surround would, by virtue of their siting, size, colour, design and illumination, not preserve the character or appearance of the conservation area. They would constitute less than substantial harm with no identifiable public benefit that would outweigh the harm caused to the character and appearance of the conservation area.

Conservation Officer

10/6/26