

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

19 December 2025

Application reference

25/00922/FUL

Address

231 Boarshaw Road, Middleton, M24 2WQ

Proposal

Construction of a first-floor extension and change of use of the first floor of the existing convenience store to create four self-contained residential flats including the formation of a bin store, a new side entrance door and associated window openings and roller shutter doors

Affected Heritage Assets

Designated heritage assets

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Non-designated heritage assets

- 231 Boarshaw Road

Summary

Amendments required to retain existing frontage and incorporate into the scheme.

Assessment

The application site was identified as a non-designated heritage asset as part of planning application 19/00243/FUL. It was identified as an NDHA due to its architectural values: ornate frontage including ceramic tiles and it dates from c.1934. The architectural interest has been somewhat undermined by the later shopfront which has been installed.

The proposal is for an upwards extension to the building, and the plans show that this frontage would be lost. This would result in harm to the significance of this asset through the loss of architectural detailing to the front. This is a material consideration in the planning balance.

While there may be scope in heritage terms for an extension, the existing frontage should be retained and incorporated into the design. A heritage statement should also be required in accordance with NPPF paragraph 207.

Re-consultation

Only if significant changes proposed