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Planning, Development & Heritage Consultants

**Patrick Donegan**

16 Lyndhurst Road, Didsbury,  
Manchester, M20 3JU

**Heritage Statement**

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22 January 2021

**Job Number:** 21.1526

**Project:** 16 Lyndhurst Road, Didsbury

**Client:** Patrick Donegan

**File Name:** Heritage Statement

**Document Preparation/Checking Record:**

|                     | Name and Qualifications             | Position       | Date       |
|---------------------|-------------------------------------|----------------|------------|
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## 1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates Ltd on behalf of our client, Patrick Donegan. The statement has been provided in support of a householder planning application relating to 16 Lyndhurst Road, Didsbury, Manchester, M20 3JU. The description of development is:

*‘Erection of a single storey rear extension with extension to existing basement to form additional living accommodation together with rear patio’.*

- 1.2 The application site lies within the Ballbrook Conservation Area. The application property appears to date from the early 20<sup>th</sup> Century in an area which is largely characterised by similar dwellings. The application property may be regarded as a ‘non-designated heritage asset’ by Manchester City Council. There are no listed buildings in proximity to the site.
- 1.3 For any development affecting a conservation area, special attention must be given to the desirability of preserving or enhancing the character or appearance of the area (Planning [Listed Buildings and Conservation Areas] Act 1990 as amended).
- 1.4 The main purpose of this statement is to consider the heritage significance of affected heritage assets (ie. The subject building and the Ballbrook Conservation Area) and to appraise the impact of the proposed development on their significance.
- 1.5 The statement has been prepared in accordance with national and local planning policy guidance; and, following a visual and photographic survey of the site, together with examination, analysis and assessment of available historic records and cartographic sources. The statement should be read in conjunction with the architectural drawings prepared by Whitfield Architects and submitted as part of the application.

## 1.6 This statement includes:

- A description of the application site and surrounding area, including an assessment of the heritage significance of designated heritage assets;
- An overview of the proposed scheme;
- A review of relevant local and national heritage policy guidance; and,
- An appraisal of the proposed scheme against the identified significance.

## 2. The Application Site and Surroundings

### The Application Site

- 2.1 The application site comprises a residential dwelling, located at 16 Lyndhurst Road, Didsbury, Manchester, M20 3JU (see figure 2.1 below). The dwelling is semi-detached with two storeys plus a basement and roof space. It is constructed of brown/red brick and white rough cast render to the first floor beneath a pitched tiled roof.

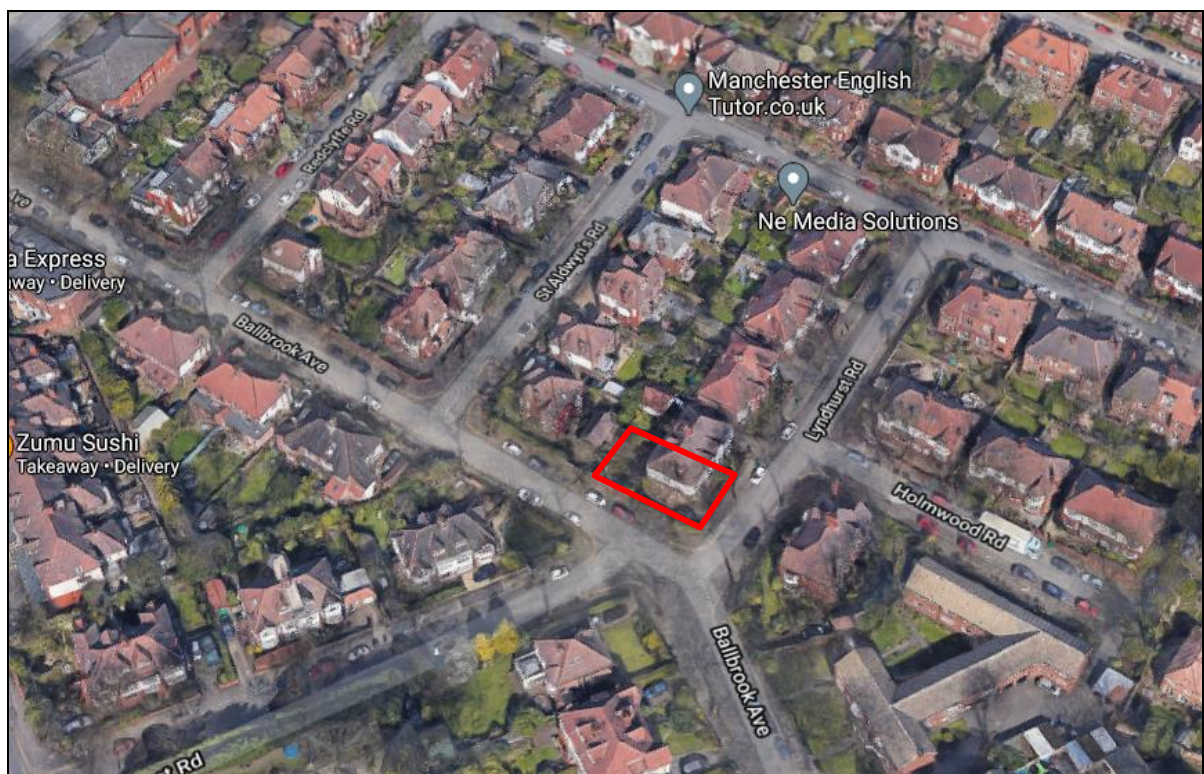


Figure 2.1: Aerial view of the site (outlined in red).

- 2.2 The site is located in an area which is largely comprised of semi-detached and detached residential houses. The subject property lies on the north side of the junction of Lyndhurst Road and Ballbrook Avenue.
- 2.3 The application building is not listed but may be regarded as of some local interest by Manchester City Council, with it dating from the early 20<sup>th</sup> Century. There are no listed

buildings in proximity to the application site. Notable features of property include timber windows with stained glass, a bay window to the front elevation, pitched gable details and chimneys.



**Figure 2.2:** View of 16 Lyndhurst Road (south east elevation).



**Figure 2.3:** View of 16 Lyndhurst Road (south west elevation).

- 2.4 The property is bounded by red brick walls with hedging to Lyndhurst Road and Ballbrook Avenue. There is timber fencing to the rear site shared boundary with 14 Lyndhurst Road. There is hedging separating the front garden areas of 14 and 16 Lyndhurst Road.

## **The Surrounding Area**

- 2.5 As noted previously the surrounding area is predominantly residential in character, with properties being mainly semi-detached and detached houses. The dwellings largely date from the early 20<sup>th</sup> Century and exhibit a consistency in appearance and materiality but with a level of variation providing visual interest.

### *Ballbrook Conservation Area*

- 2.6 The application site is located centrally within the Ballbrook Conservation Area (see figure 2.4). The conservation area is approximately 6.5 km south of Manchester City Centre and shares a common boundary with the Blackburn Park Conservation Area. The Ballbrook Conservation Area was designated in November 1991 and extends to just over ten hectares, bounded by Wilmslow Road to the east, Lapwing Lane to the south-west, Palatine Road to the north-west and Sandleigh Avenue to the north.

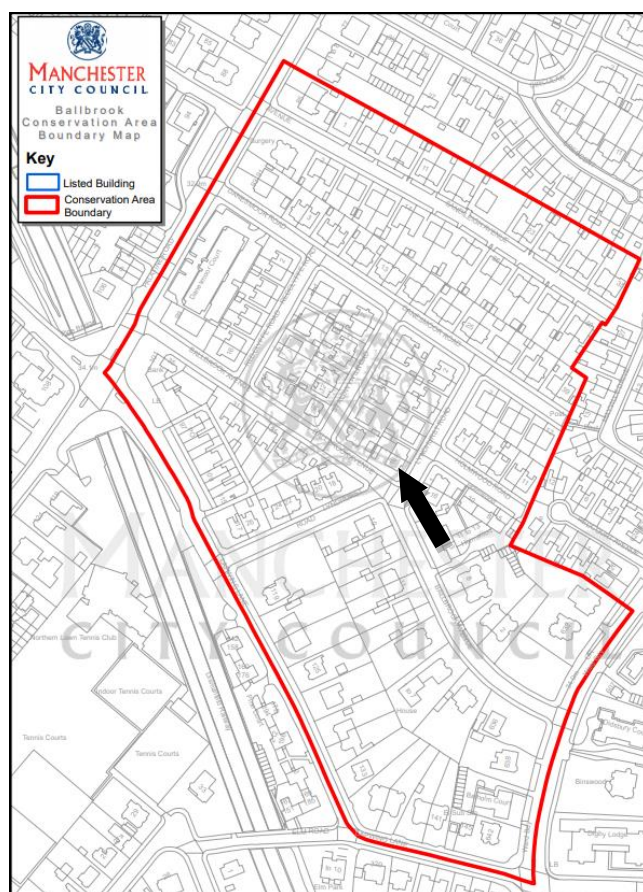


**Figure 2.4:** Plan of the conservation area with the application site identified by the black arrow.

- 2.7 The Conservation Area Appraisal on Manchester City Council's website notes that much of the Conservation Area dates from the Edwardian period of 1910 – 1914 and is known as the Radcliffe Estate. Most of this housing was built by developers Booth & Britten, who employed the architect George Westcott. This group of houses remains virtually intact and displays the townscape qualities of an Edwardian suburban housing estate. The tree-lined avenues are fronted by garden walls, mostly in smooth red brick with recessed panels between the piers. The houses, mostly two-storey, are also largely smooth red brick, many with rendered or pebble-dash panels at first floor level, and some with half-timbered gables. It is noted that the 1848 tithe map shows the whole of the Ballbrook Conservation Area as open fields (see historic maps at Appendix 1), with the 1922 map the first to show 16 Lyndhurst Road.
- 2.8 The Council's Conservation Area Appraisal notes that many of the buildings are characterised by projecting bays, oriel windows and porches, the front elevations of the

houses are varied and interesting. It is apparent that stained glass was extensively used, as much of the original glass is still in evidence. It is often seen in the form of top lights, with clear glass below, sometimes divided by lead work. The application property is typical of the characteristics described above and is a good example of a characterful Edwardian dwelling, making a positive contribution to the character and appearance of the conservation area.

## 3. The Proposal

- 3.1 The proposed development is for the *'Erection of a single storey rear extension with extension to existing basement to form additional living accommodation together with rear patio'*.
- 3.2 The proposed single storey rear extension will form part of an enlarged kitchen, living and dining room. It will extend 3.5m from the existing rear elevation and will extend across the rear of the dwelling. The extension will include a basement level which will link to the existing basement of the dwelling. The basement will be accessible from a new external staircase located on the south side of the extension, as well as internally via the existing basement staircase. Glazed bifold doors will be provided to the rear of the extension opening out onto a new patio area and the garden beyond.
- 3.3 The proposed materiality will involve matching red/brown brick and white render to match the existing, with dark polyester powder coated framed windows and doors. The extension will have a flat roof with a green roof to be installed. A glazed roof lantern will be sited centrally on the extension.
- 3.4 Part of the existing boundary wall facing Ballbrook Avenue is proposed to be increased in height, to provide a taller perimeter wall to the existing rear garden. The purpose of this increased height is to provide enhanced security and privacy to the rear garden. The existing wall is proposed to be increased in height by three brick courses, between the Eastern corner of the site and the existing gate opening into Ballbrook Avenue only. A matching brick is to be used for the additional height. The existing coping stones will be carefully removed and reinstalled onto the increased wall height.
- 3.5 The supporting architectural drawings provide full details of the proposals.

## 4. National and Local Planning and Conservation Policy

### National Planning Policy Guidance

#### **The Development Plan**

- 4.1 Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In the case of Manchester City Council the adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration. The provisions of these documents are discussed in detail below.

#### **Planning (Listed Buildings and Conservation Areas) Act 1990 as amended**

- 4.2 Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended defines a conservation area as '*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'. The site lies within the Ballbrook Conservation Area.
- 4.3 In considering any development affecting the Ballbrook Conservation Area, special attention will be given to the desirability of preserving or enhancing the character or appearance of the area (Section 72, Planning [Listed Buildings and Conservation Areas] Act 1990 as amended).

#### **National Planning Policy Framework (NPPF)**

- 4.4 Detailed guidance about the legislation and the Government's planning policies is given in the National Planning Policy Framework (NPPF), which was published on 27 March 2012, with the most recent update being on 19 June 2019. The NPPF continues to be 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 all previous Planning Policy Guidance and is a material consideration in planning decisions. Relevant sections of the NPPF are set out below:

4.5 Section 2 '**Achieving sustainable development**' of the NPPF (June, 2019) advises that:

Para. 7. *'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'*

Para. 8. *'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 a well-designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy'.*

Para. 9. *'These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not*

*criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area’.*

Para 10. *‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development’.*

4.6 Section 4 **‘Decision-making’** of the NPPF (June, 2019) advises that:

Para. 38. *‘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’.*

4.7 Section 12 **‘Achieving Well Designed Places’** of the NPPF (June, 2019) advises that:

Para. 127. *‘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;*

*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; 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’.*

Para. 131. *‘In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings’.*

4.8 Section 16 **‘Conserving and enhancing the historic environment’** of the NPPF (June, 2019) deals with conservation and heritage matters:

4.9 Para. 189 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’.*

4.10 Para. 190 advises 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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal’.*

4.11 Para. 192 advises 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’.*

4.12 Para. 193 advises that *‘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’.*

- 4.13 Para. 194 advises 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’.*
- 4.14 Para. 195 advises 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’.*
- 4.15 Para. 196 advises 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’.*
- 4.16 Para. 197 advises that *‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.*
- 4.17 Para. 201 confirms that *‘Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.’*

## **National Planning Practice Guidance (NPPG)**

- 4.18 With regard to assessing substantial harm, National Planning Practice Guidance advises: *‘Whether a proposal causes substantial harm will be a judgment for the decision-maker,*

*having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.'* (Paragraph: 018 Reference ID: 18a-018-20190723).

## **Historic England Guidance**

- 4.19 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

### Historic England Advice Note 2: Making Changes to Heritage Assets

- 4.20 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission (and also listed building consent).

### Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment'

- 4.21 This document was published in March 2015 and provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

## Historic England Advice Note 3: 'The Setting of Heritage Assets (2nd Edition)'

- 4.22 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, this document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

## Historic England: 'Conservation Principles Policies and Guidance'

- 4.23 This Guidance was published by Historic England (then English Heritage) in April 2008. The document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

## Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

- 4.24 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

## **Local Planning Policy Guidance**

### **Manchester Core Strategy Development Plan**

- 4.25 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. Relevant heritage related policies are set out below:

- 4.26 Policy SP 1 'Spatial Principles' sets out the key strategic principles to guide the strategic development of Manchester to 2027. Amongst other things this confirms that the emphasis is on the creation of neighbourhoods of choice. To achieve this aim will include creating well designed places that enhance or create character, and protecting and enhancing the built and natural environment amongst other things.
- 4.27 Policy DM 1 'Development Management' sets out various issues that development should have regard to. Amongst other things, these include: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; and effects on amenity.
- 4.28 Policy EN 3 'Heritage' advises that *'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset'*. The justification for this Policy advises that historic sites and areas of particular heritage value should be both safeguarded for the future. It acknowledges that conservation areas are protected under national legislation guidance and advises that developers will be expected to carry out an appropriate appraisal of issues relating to heritage assets.

## **Manchester Unitary Development Plan (UDP) Saved Policies**

- 4.29 The Manchester Unitary Plan is part of the adopted development plan for the area and is one of the key decision making documents regarding the site. The Plan was produced under a now-superseded system of development planning and its extant policies are 'saved', which means they will continue to be used for development control purposes. The key policy of relevance is DC18.1 'Conservation Areas'.

- 4.30 DC18.1 a) advises that *'The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:*
- i) the relationship of new structures to neighbouring buildings and spaces;*
  - ii) the effect of major changes to the appearance of existing buildings;*
  - iii) the desirability of retaining existing features, such as boundary walls, gardens, trees;*
  - iv) the effect of signs and advertisements;*
  - v) any further guidance on specific areas which has been approved by the Council'.*
- 4.31 The reasoning to DC18.1 notes that the above policies are to be pursued by the Council to help ensure the protection of the City's built character and its heritage. Retention and protection of this character is seen as important in encouraging local pride, tourism and future investment in the city.

## **The Guide to Development in Manchester Supplementary Planning Document**

- 4.32 The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (SPD) was officially adopted on 11 April 2007. The Guide seeks to promote the importance of attractive, well designed, well maintained, neighbourhoods, in supporting sustainable development and 'neighbourliness'. The Guide refers to the Edwardian Era of development which comprises large detached or semi-detached properties that were originally built as middle class family homes. It identifies a need to ensure that new development and conversions enhance the historic context, in particular the size, scale and elevation detail of these existing villas. Retaining tree cover is also identified to be important.

## 5. Heritage Appraisal

### Introduction

- 5.1 Having regard to the relevant heritage planning policy guidance in the previous section and the requirement to assess the potential impact of the proposal upon the significance of heritage assets, this section provides an appraisal of the potential heritage impact resulting from the proposed development. This appraises the impact of the proposal on the Ballbrook Conservation Area, and the impact on 16 Lyndhurst Road.

### Impact on Ballbrook Conservation Area

- 5.2 As described previously the site is located centrally within the Ballbrook Conservation Area, which has the character of an Edwardian housing estate. The conservation area is in good condition with historic properties retaining features and being in a good state of repair. The subject property makes a positive contribution to the character and appearance of the Ballbrook Conservation Area.
- 5.3 The proposed rear extension is considered to be of an appropriate scale and design in relation to the host dwelling. It will be single storey and only extend 3.5m from the rear elevation of the existing building, with a good sized rear garden being retained. It will also have a flat roof form with a centrally located glazed lantern, minimising its height. The extension will also be set in from the south elevation of the property by 1m ensuring it to be subservient to the main dwelling.
- 5.4 Due to the location of the subject property on the junction of Lyndhurst Road and Ballbrook Avenue the rear extension will have some visibility from the public realm. Rear extensions to properties are a common feature of the streetscape in this location. These vary in style and include older, more traditional extensions with pitched roofs, and more contemporary flat roof extensions (see figures 5.1 - 5.3 below).



**Figure 5.1:** Single storey brick rear extension to 18 Lyndhurst Road with flat roof, lantern skylight and bifold doors.



**Figure 5.2:** Single storey brick rear extension to 18 Ballbrook Avenue with flat roof and bifold doors.



**Figure 5.3:** Single storey side extension to 19 Ballbrook Avenue with lantern skylight and bifold doors.

5.5 As with the other similar extensions, the proposed extension to 16 Lyndhurst Road will have some visibility from Ballbrook Avenue (see figure 5.4). However, due to the modest scale of the extension and its coherence with the existing dwelling which will comprise matching brick and render, it is not considered this would have any negative impact on the setting or appearance of the conservation area. The existing brick boundary wall to Ballbrook Avenue will further lessen visibility of the extension, even more so given the proposed minor increase in the height of the wall. The proposed basement beneath the extension and staircase access will not have any impact on the conservation area. Overall, the rear extension is considered to have a **neutral** heritage impact and will preserve the character and appearance of Ballbrook Conservation Area.



**Figure 5.4:** View looking east along Ballbrook Avenue towards the rear of 16 Lyndhurst Road.

- 5.6 To facilitate the proposed extension two shrubs/trees within the rear garden of 16 Lyndhurst Road will require removal. The quality of these shrubs/trees has been assessed within an 'Arboricultural Impact Assessment with Tree Protection Measures' document prepared by Godwins Arboricultural Limited. The trees are assessed as Category C and of low quality. There are also three street trees in the vicinity of the site with the proposed extension being within the Root Protection Area (RPA) of tree T1 (this tree can be seen on figure 5.4 above). The 'Arboricultural Impact Assessment with Tree Protection Measures' document identifies mitigation for works within the vicinity of this tree including excavation by hand to a specified depth, trimming back of roots, and protecting roots. Subject to implementation of these measures the proposed development will not have an adverse impact on street trees which make a positive contribution to the conservation area.

## **Impact on 16 Lyndhurst Road**

- 5.7 The application proposal will allow the subject property to be extended to meet the requirements of the applicant and his family. The extension will be located on the rear elevation with the other elevations of the building which possess more architectural

details/features being retained unaffected. To facilitate the extension, part of the existing rear wall of the dwelling needs to be removed, with a window and door opening also to be blocked up (see figure 5.5). The affected windows are plain glass and do not have the characterful stained glass of other windows. Their overall contribution to the heritage value of the subject property is low.



**Figure 5.5:** View of the rear elevation of 16 Lyndhurst Road.

- 5.8 Overall the extension will not significantly alter the character of the building due to its modest scale and matching materials. A planning condition attached to the planning permission can ensure that appropriate matching materials are used. On this basis the proposed development will have a **neutral** heritage impact on 16 Lyndhurst Road. Furthermore it is recognised that similar extensions have been approved to similar properties in the immediate vicinity of the site.

## 6. Conclusion

- 6.1 This Heritage Statement has identified and assessed the significance of the Ballbrook Conservation Area, and appraised the impact of the application proposal upon the significance of this designated heritage asset. The statement has also appraised the impact of proposed extension on 16 Lyndhurst Road which may be regarded as a non-designated heritage asset.
- 6.2 The application property dates from the early 20<sup>th</sup> Century and makes a positive contribution to the character and appearance of the Ballbrook Conservation Area. The rear extension is modest in size and is in keeping with the host dwelling. Whilst the extension will have some visibility from the public realm it will not be a prominent feature, with views also mitigated by the retained brick boundary wall which is proposed to have a minor increase in height. The alterations to the building itself are minor and will not affect the overall character of the dwelling.
- 6.3 As such, it is concluded that the proposed development would have a neutral impact upon the character and appearance of the conservation area, and upon the significance of the subject property. Therefore the scheme is in accordance with Core Strategy policies SP 1, DM 1 and EN 3, UDP policy DC18, the Guide to Development in Manchester SPD, and Sections 12 and 16 of the NPPF.

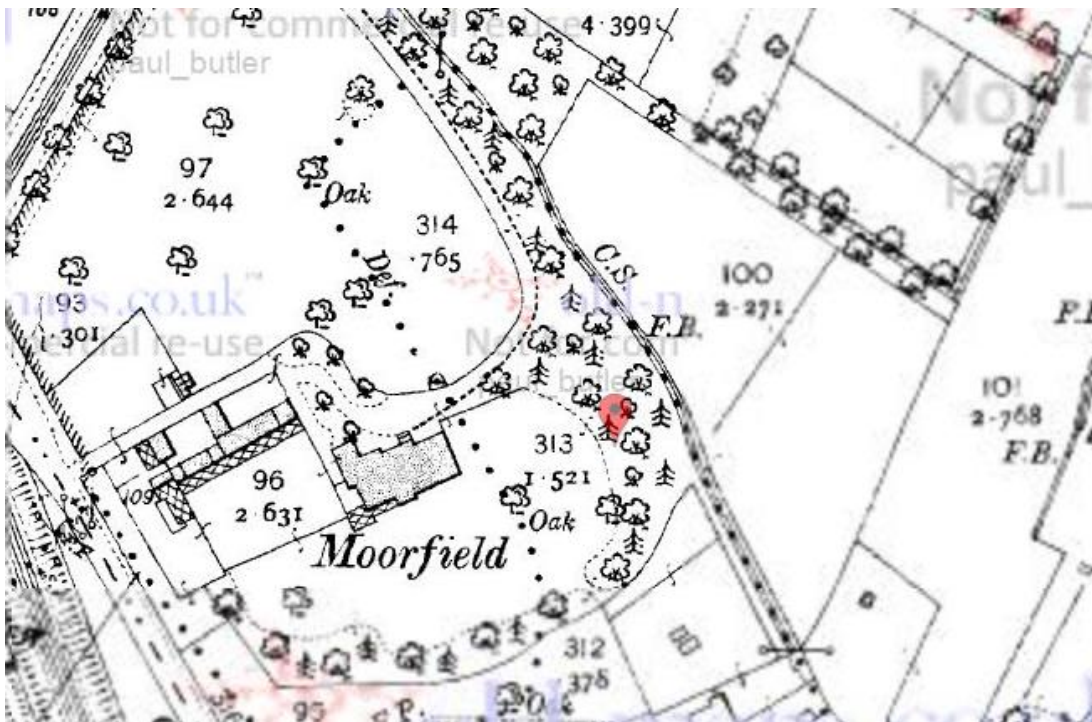
## Appendix 1: Historic Maps



1848 - approximate location of 16 Lyndhurst Road identified by marker.



1884 - approximate location of 16 Lyndhurst Road identified by marker.



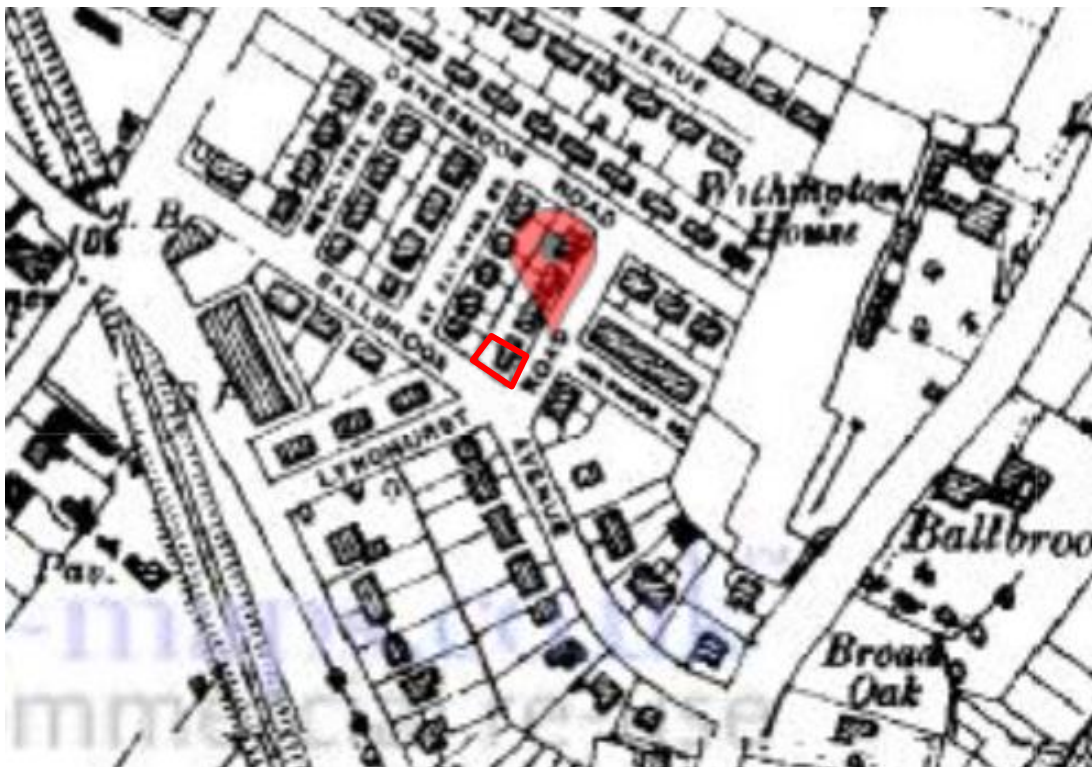
1907 – approximate location of 16 Lyndhurst Road identified by marker.



1911 – approximate location of 16 Lyndhurst Road identified by marker.



1922 - 16 Lyndhurst Road outlined red.



1923-1933 - 16 Lyndhurst Road outlined red.



1956-1958 - 16 Lyndhurst Road outlined red.



1973 - 1974