



5th June 2023

Former Croma Unit, 1-3 Clarence Street / 10 Kennedy Street, Manchester - Heritage Statement

1. Introduction

Stephen Levrant Heritage Architecture (SLHA) have been commissioned by Up North Architects to prepare a Heritage Statement for the proposed minor external alterations to the former Croma unit at No.1-3 Clarence Street to introduce a disabled access lift. The building is interconnected with No.10 Kennedy Street, which was listed at Grade II in June 1994 (Listing reference: 1200823). For the purposes of this report, the 'site' is defined by Clarence Street to the northwest, Bow Street to the south-west and Kennedy Street to the east; containing both 1-3 Clarence Street and 10 Kennedy Street respectively. The site is also located within the Upper King Street Conservation Area.

A Heritage Statement is therefore required to assess the significance and impact of the proposals upon the Grade II listed building and the built historic environment. As No.1-3 Clarence Street is interconnected with No.10 Kennedy Street, the impact of the proposals upon the building's heritage interest is required to be considered in the form of a Listed Building Consent Application.

The following report should be read alongside the Design and Access Statement prepared by Up North Architects.



Figure 1 – The Site, looking south-west from the junction of Pall Mall and Clarence Street. No.1 Clarence Street is outlined in red and No.10 Kennedy Street is outlined in blue.



Figure 2 – Heritage Asset Map. The above map illustrates the site (1-3 Clarence Street, outlined in red and 10 Kennedy Street, outlined in blue) in its immediate heritage context. The south-east aspect of the site is formed of No.10 Kennedy Street (outlined in blue) with No.1 Clarence Street (outlined in red) orientated to the north-west – both buildings are considered as ‘the site’. For the purpose of this report the Grade II listing (identified as No1 in figure above), covers the entirety of the site.

The Upper King Street Conservation Area (shaded yellow), the Albert Square Conservation Area (shaded green).

Listed buildings are identified as pins on the map. Due to the nature of the proposals, the focus of the Heritage Statement is on no.10 Kennedy Street only.

2. Heritage Context

The site contains a Grade II listed building (No.10 Kennedy Street) and is located within the Upper King Street Conservation Area. Due to the minor nature of the proposals, it is not considered there will be any meaningful impact upon the settings of nearby listed buildings or the Albert Square Conservation Area.

For the purposes of this report, the focus will remain on: No.10 Kennedy Street (Grade II) and the potential impact upon the character and appearance of the Upper King Street Conservation Area.

3. Planning Policy

The key planning policy documents are respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2021), and Manchester City Council’s Core Strategy (2012).

With regards to the Planning (Listed Building and Conservation Areas) Act 1990, Section 72 of the Act is of relevance as it requires the Local Planning Authority to pay special attention to the ‘desirability of preserving or enhancing the character and appearance’ of the designated conservation area.

Section 66 of the 1990 Act is also of relevance, as it requires the Local Planning Authority to *“have special regard to the desirability of preserving [a listed building] or its setting or any features of special architectural or historic interest which it possesses”* when considering whether to grant planning permission.

The policies in the NPPF constitute the Government’s view of what sustainable development means in practice. The analysis of heritage significance in this Heritage Statement accords with the requirements of paragraphs 194 and 203 of the NPPF (2021) as it presents sufficient and proportionate evidence to enable the Council, *“to reach an informed decision”*.

The conclusions of this Heritage Statement are thus based on the *“need to be proportionate to the significance of the heritage assets [potentially] affected, and the impact on the significance of those heritage assets”*. The structure of the document is consistent with the requirements of the NPPF 2021 and Historic England’s guidance on the form of ‘Statements of Heritage Significance’ (Oct 2019). This report also utilises a tailored form of the ICOMOS heritage impact evaluation method to ensure the conclusions are evidence-based and consistent (refer to Appendix II).

4. Historic England Guidance

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources. Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) and Good Practice Advice Note 3 (The Setting of Heritage Assets – as amended December 2017) were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and the PPG.

The present report takes account of the advice contained within the revised version of Advice Note 3 on understanding what constitutes the setting of a listed building, conservation area or other heritage asset. Lastly, the Heritage Statement accords with the requirements of the NPPF, and the guidance set out in Historic England’s Advice Note 12, ‘Statements of Heritage Significance: Analysing Significance in heritage Assets’ (October 2019), providing relevant and proportionate information sufficient to inform decision-making by the Council.

5. Relevant Planning History

In February 1997, Listed Building Consent for the ‘Removal of existing granite cladding, refurbishment and alterations to include restaurant at ground floor at 1/3 Clarence St/10 Kennedy St’ was granted (ref: 050878/FO/CITY1/96). It is likely the installation of the current façade to the ground floor of No.1 Clarence Street was subsequently installed following the removal of the granite.

In March 2000, Listed Building Consent was then granted for the ‘removal of internal walls’ (Application ref: 057752/LO/CITY1/99). It can therefore be assumed the works which resulted in the interconnection of these two buildings were made at this time.

Approval for ‘internal adaptations to improve disabled access’ was granted Listed Building Consent on 11 March 2011 (ref: 094494/LO/2010/C1).

6. Historic Development of Site and surrounding area

In order to understand the heritage significance of the Site as a component of the surrounding built historic environment, it is first necessary to understand its historical development and the impact it made on the development of this part of the city. This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the site in the context of the development of No.1 Clarence Street and No.10 Kennedy Street, Manchester.

Table 1: Historic Development

Figure 3 – 1851 OS. The map above illustrates the city centre townscape was already characterised by dense built-from by the mid-19th century, with key streets such as Princess Street, Kennedy Street, Clarence Street and Bow Lane shown to have been laid out. The land to the south, which would later come to occupy the Town Hall and Albert Square (c.1868), is identified as 'Towns Yard'. The approximate location of the site is outlined in red. No.10 Kennedy Street is not yet established, with the area shown to be occupied by three narrow buildings. A distinctive 'L' shaped building is discernible to the north-west aspect of the site, which suggests the building at 1-3 Clarence Street occupied the site from the mid-19th century. The arrangement of the Clarence Street elevation does however differ slightly when compared to later mapping, which may suggest some alterations to the northern frontage were made in the late-19th century. Source: OldMaps.com

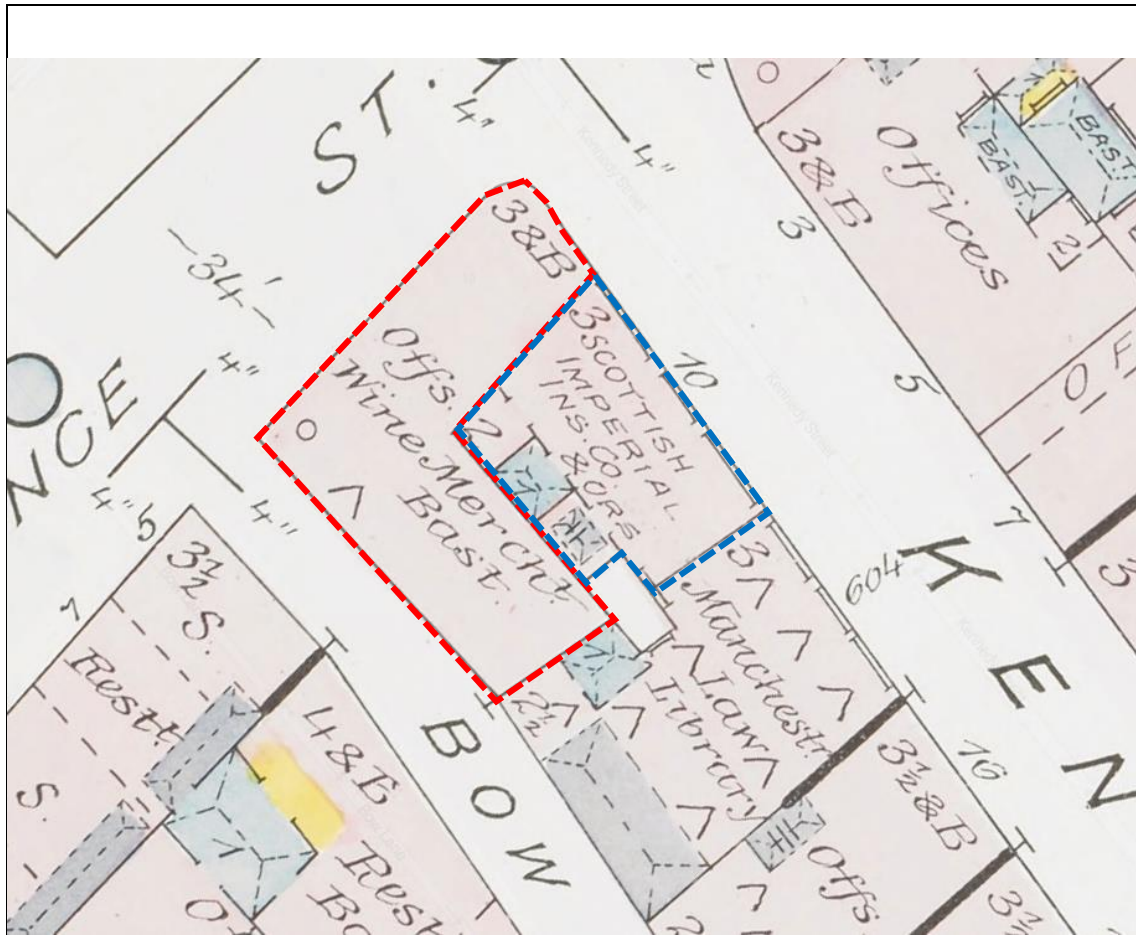


Figure 4 – Goad Fire Insurance Plan looking north in 1886. The Goad Map provides greater insight into the use, height and internal arrangement of the two buildings in the late-19th century, showing two distinct buildings at No1. Clarence Street and 10 Kennedy Street.

The three blocks at Kennedy Street are shown to have been demolished and replaced with 'the Scottish Imperial Insurance & Co' building at No.10. The building is identified as comprising three-storeys with a 2-storey extension and skylight to the rear.

No.1-3 Clarence Street is identified as a 'wine merchants', comprising three storeys over basement.

Source: OldMaps.com



Figure 5: 1896 OS Map – site area outlined in red / blue: The late-19th century map of the wider townscape illustrates the block-plan of the site (with limited detail). The map illustrates the character of the wider townscape had changed drastically with the introduction of Manchester Town Hall. The area around Kennedy Street is shown to have become increasingly occupied with bank buildings.
Source: OldMaps.com

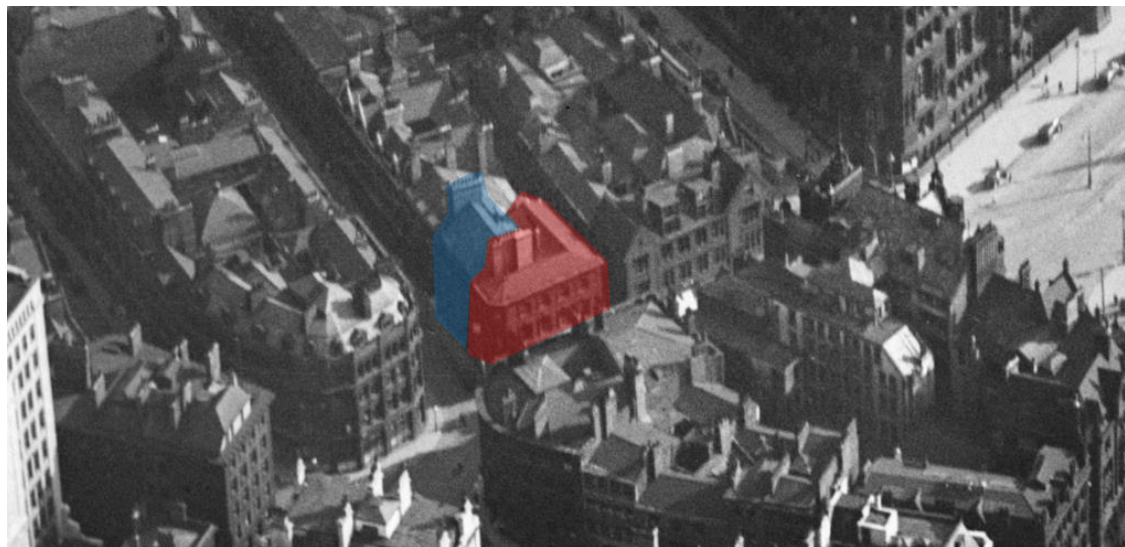


Figure 6: Historic aerial image, c.1934. Orientated south-west, looking towards the site (shaded red). The distinctive 'L' shaped plan form of the building is discernable, with a large chimney stack defining the boundary between No.1-3 Clarence Street (shaded red) and No.10 Kennedy Street (shaded blue).
Source: Britain From Above, ref: EPW045995

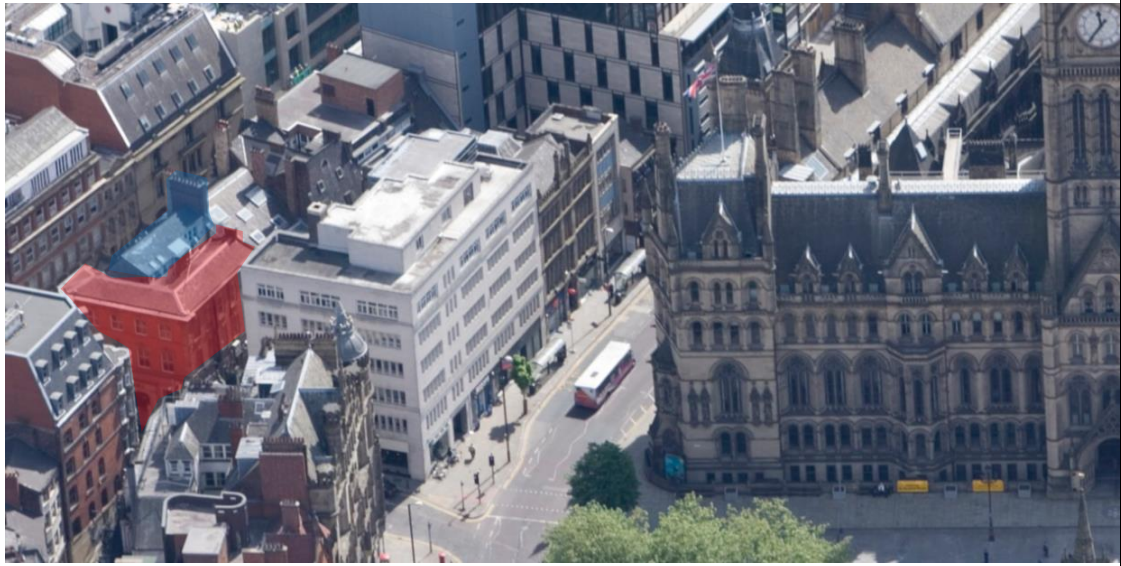


Figure 7: Aerial Image, c.2008. The image is orientated looking east, allowing for views of the site and its townscape context. Manchester Town Hall is the landmark building within the image, evident to the right. Pearl Assurance House (1955) is shown to the immediate right of the site, fronting onto Princess Street.

No.1-3 Clarence Street shaded red, No.10 Kennedy Street shaded blue. The early 21st century aerial image illustrates the upper storeys of the 'L' shaped building at Clarence Street have been maintained, with the chimney stack removed. In accordance with the Planning history of the site, extensive remodelling works were undertaken to No.1-3 Clarence Street in the late 1990s / early 2000s which saw the removal of the chimney stack and removal of the granite façade / introduction of current façade.

7. Significance Appraisal

The purpose of the significance assessment is to use recognised criteria to assess the heritage significance and interest of the Site itself and of the settings of the identified heritage assets which could be affected by the form of the proposed development on the Site. The assessment of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2019 document, "Statements of Heritage Significance". Historic England's "Conservation Principles. Policies and Guidance" 2008 has also been acknowledged as part of the following assessment. The purpose of the significance assessment is to use recognised criteria to assess the heritage significance and interest of the areas of the Site affected by the proposals.

The assessment of significance accords with the requirements of the NPPF (2021) and uses Historic England's methodology outlined in its 2019 document, "Statements of Heritage Significance". Historic England's "Conservation Principles", 2017 draft, has also been utilised as part of the following assessment.

High significance relates to those parts or elements of the Site deemed to be of particularly special interest. These components are *fundamental* to the understanding of the building and its architectural design concept and play a major role in reflecting its historic, artistic/architectural or archaeological interest.

Medium heritage significance relates to those components of the Site deemed to be of some interest. They will make a modest contribution to the understanding of buildings design concept and play a minor role in reflecting their historic, artistic / architectural or archaeological interest.

Low significance relates to those components of the Site deemed to be of more modest interest. They provide a relatively *minor contribution* to the understanding of the architectural design concept and a modest role in revealing its historic, artistic/architectural or archaeological interest.

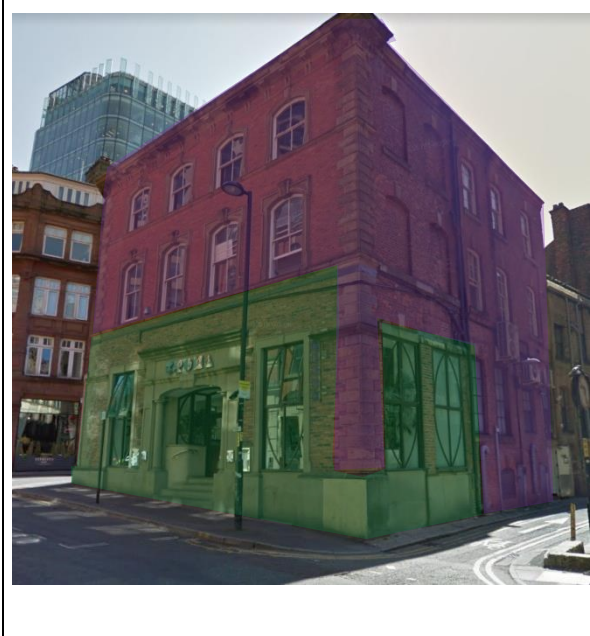
No significance/Detrimental features and elements that do not contain any special interest. These can *detract from the significance* of the building and maybe evidence of modern or ad-hoc refurbishments, or poor craftsmanship.

7.1.1 The Site: 1-3 Clarence Street / No.10 Kennedy Street

The site is formed of two buildings, No.1-3 Clarence Street, which is believed to have been established in the mid-19th century with extensive alterations made in the early 2000s and No.10 Kennedy Street, which was established in the late-19th century, c.1870s-1880s.

No.1-3 Clarence Street presents a three-storey, red brick building (c.mid-19th century) with stone quoin detailing (Figure 8, below). The principal elevation of the building fronts onto Clarence Street, with the upper storeys formed of four equal bays with 2-over-2 sash windows, complete with sandstone dressing and bracketed cornice. The Bow Lane elevation is formed of five bays, with four blind windows and the remaining featuring 6-over-6 sashes. As evidenced above, the building was extensively altered in the late 1990s to accommodate a new restaurant unit. This resulted in the remodelling of the ground floor, which was rebuilt in a paler tone of red brick, with artificial stone to form a new entrance and flanking window openings. The original quoins appear to have been retained / reused, primarily at the Bow Street junction.

The first and second storeys of the building convey some architectural merit through the retention of the mid-19th century warehouse aesthetic, which is commonplace in Manchester City Centre. This aspect of the building at 1-3 Clarence Street is considered to yield **medium heritage interest**. The remodelled ground floor dates to the early 2000s and is therefore of **no heritage significance**.

Table 2: The Site	
	
Figure 8: No.1-3 Clarence Street, Bow Lane elevation to the right side of image. Areas shaded green indicative of late-1990s remodelling works. Areas shaded purple indicative of 19th century fabric of medium significance.	Figure 9: No.10 Kennedy Street, principal elevation viewed looking south-east from the junction at Clarence Street. The focus of the Grade II listing relates to this aspect of the site and is thus considered to be of high significance. Windows are later replacements and yield no significance.

It will be evident the focus of the special interest of the Grade II listing relates to No.10 Kennedy Street (refer to **Appendix I** for full list description). Established as a purpose-built insurance office, the distinctive, red sandstone façade is of higher architectural interest than the adjacent building on the site, featuring a recessed, arched entrance with moulded sandstone dressings to the ground floor (**Figure 9**). Although the windows have been replaced, the original transom / mullions to the upper storeys convey their original form. No.10 is considered to yield **high architectural and historic interest**.

No.10 also shares considerable group value with the collection of historic buildings orientated to the southern aspect of Kennedy Street. The comparable form, scale and materiality of these buildings creates a coherent late-19th century character to the streetscape and thus provides a positive contribution to the Upper King Street Conservation Area.

7.1.2 Upper King Street Conservation Area

The Site is located to the south-west of the Upper King Street Conservation Area, which was designated on the 4th November 1970, and later extended in 1985. The focus of the Conservation Area centres on the full length of King Street, which runs east-west across the designated area from Deansgate to Spring Gardens, and represents the former 19th and 20th century banking district of the City to the eastern end, and the 19th century commercial district to the western end. The Upper King Street Area has been designated as a Conservation Area due to the **high architectural and historic interest** of a number of the buildings within the area and clear grouping of buildings that were born out of a commercial growth of the city during the mid-18th century to the early 20th century.

The southern area of the Conservation Area is formed by a network of historic streets, which follow an informal grid pattern in a fine urban grain, which is in clear contrast to the northern half of the Conservation Area, which consists of larger, highly decorative buildings, sometimes occupying entire island sites. The articulation of junctions and corners is often expressed by the architectural treatment of the buildings with either canted elevations displaying grand entrances or impressive rooflines. There is a rich variety of architectural styles within the area, although sandstone and redbrick predominates.

The Site is located between Kennedy Street and Bow Lane, which forms one of the quieter side streets within the Conservation Area. Both streets have been considerably altered through the demolition and construction of buildings throughout the 20th and 21st centuries, primarily along the central part of Kennedy Street, and the eastern end of Bow Lane. Views of the Site on Kennedy Street are primarily experienced from oblique views when traveling east and west along the two streets, whilst the much narrower back street of Bow Lane provides much more limited views. Due to the narrow width of the streets and the tall, fully built-up nature of their continual street walls, long range, and even medium range views are not able to be experienced fully.

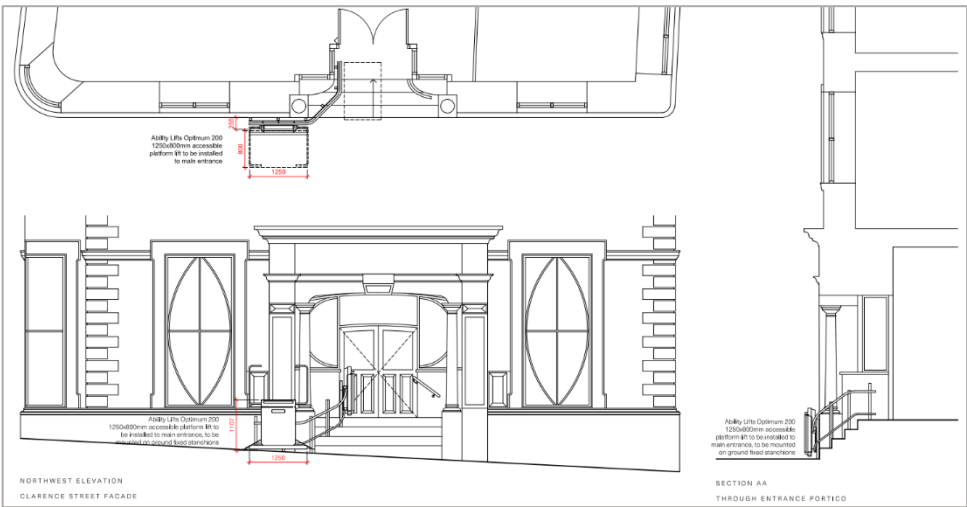
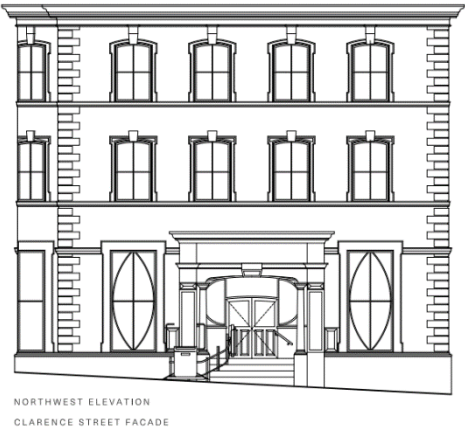
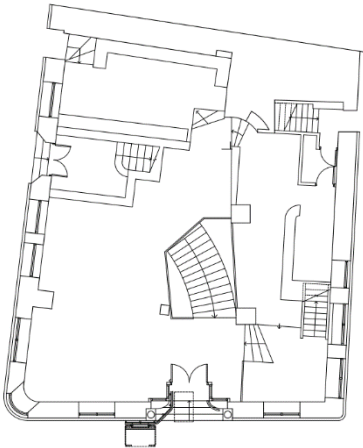
As is commonplace with city centre Conservation Areas, the architectural character and materiality is varied. This is primarily due to the continuous cycles of change and redevelopment which defines the commercial focused nature of town centres. The narrow form and coherent scale of built form around Kennedy Street is however uniform in its 19th century appearance and is thus sensitive to change.

Despite the alterations made to the ground floor of No.1-3 Clarence Street, the alterations do not detract from the significance of the Conservation Area, with the use of redbrick and artificial sandstone going some way to maintain the overarching character and appearance of the area. On balance, therefore it is considered 1-3 Clarence Street and No.10 Kennedy Street make a **positive contribution** to the Upper King Street Conservation Area.

8. The Proposals

The main entrance to the restaurant unit is currently accessed via Clarence Street, and is accessed by 4 steps up from pavement level. The double entrance doors are recessed off a small landing area at the top of the steps. There is currently no wheelchair access up to the main entrance.

The proposals seek to introduce a new disabled access lift to the left of the existing stair at Clarence Street (Figures 10-12, below). The platform lift is proposed to be 1250mm x 800mm, mounted on ground floor fixed stanchions. The preliminary aspirations for the colour palette is grey. The position of the lift has been carefully considered to avoid any direct impact upon the listed building, with access from No.10 Kennedy Street discounted from the options considered to avoid unwarranted harm on original fabric. The Bow Lane elevation is understood to be used for service access only and would not be suitable for public use.

Table 3: Proposals	
 Figure 10 consists of two architectural drawings. The left drawing is a 'NORTHWEST ELEVATION CLARENCE STREET FACADE' showing a building facade with a central entrance and a proposed platform lift to the left of the stairs. The right drawing is a 'SECTION AA THROUGH ENTRANCE PORTICO' showing a cross-section of the entrance area with the platform lift and stairs.	
Figure 10: Proposed drawings, Clarence Street elevation and section view. Platform lift to the left of existing stair. Source: Up North Architects.	
 Figure 11 is a 'NORTHWEST ELEVATION CLARENCE STREET FACADE' showing the proposed elevation of the building facade, including the platform lift and stairs.	 Figure 12 is a 'Proposed Floorplan' showing the layout of the building, including the platform lift and stairs.
Figure 11: Clarence Street elevation, as proposed. Source: Up North Architects.	Figure 12: Proposed Floorplan. Note, works are external only. Source: Up North Architects.

9. Heritage Impact Assessment

The following Heritage Impact Assessment has been informed by Historic England Guidance on Managing Change to Heritage Assets and ICOMOS Guidance on Heritage Impact Assessments (2011). Please refer to **Appendix II** for detail on terminology as used within this report.

As evidenced above, the Clarence Street entrance is entirely modern, established in the late 1990s (Planning ref: 050878/FO/CITY1/96). The introduction of the fixed passenger lift will therefore incur no harm / loss to historic fabric. The direct impact of the proposals is thus demonstrably **neutral**.

The chosen location of the platform lift has been carefully considered in the context of the surrounding environment. As stated above, the entrance at No.10 Kennedy Street contains original red sandstone with intricate, moulded detailing. Options to install the lift to this entrance were therefore discounted to avoid unnecessary harm to the Grade II listed building.

As evidenced by the plans and supporting Design and Access Statement (Up North Architects), the proposals will introduce a negligible change to the streetscape composition, with the platform lift envisioned to be grey in colour and largely inconspicuous when not in use. The chosen location of the platform lift is considered to be well-positioned, avoiding impact on key views into narrow streetscapes such as Kennedy Street. By contrast, Clarence Street is much wider and can accommodate such an addition. Nevertheless, it is recognised the introduction of this new element will result in a change to the classical form of the Clarence Street elevation, albeit to a negligible degree.

Overall, it is considered the proposed disabled access lift will result in a **neutral impact** upon the fabric and setting of the listed building at 10 Kennedy Street and a **negligible adverse impact** on the character and appearance of the Upper King Street Conservation Area.

10. Conclusion

The proposals seek Listed Building Consent and Planning permission for the introduction of a new platform lift at 1-3 Clarence Street. Whilst the site contains a Grade II listed building, the area proposed for installation is modern and yields no heritage significance.

From a practical standpoint, the proposals will incur some significant public benefit through enabling access for all members of the public. The current provision does not permit safe access for all members of the general public and subsequently limits the use of the building as a whole.

The heritage impact assessment has identified one instance of negligible adverse (visual) impact upon the character of the Upper King Street Conservation Area. In accordance with Para.202 of the NPPF (2021), it is for the Local Planning Authority to consider whether the benefits of the proposals outweigh the negligible degree of harm.

Appendix I – List Entry

10 KENNEDY STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1200823

Date first listed: 06-Jun-1994

List Entry Name: 10, KENNEDY STREET

Statutory Address 1: 10, KENNEDY STREET

SJ8398SE KENNEDY STREET 698-1/27/172 (South West side) No.10

GV II

Insurance office (1905: West of Scotland Fire insurance). Late C19, altered. Red sandstone to ground floor, red brick with red sandstone dressings above. Eclectic Scottish Jacobean style. Three-storey 3-bay facade with narrow centre and wide outer gables; moulded segmental-headed doorway with gabled canopy on brackets, large rectangular windows either side (except left end which has short window over basement door, all with raked sills and ornamented margins ornamented band over 1st floor, 3-sided shafts to upper floors finished with domed finials; mullion-and-transom windows at 1st floor (8, 4 and 8 lights, the centre bowed slightly), blind arcaded band over; five 2-light mullioned windows at 2nd floor, all sashed; small-panel decoration to gables.

Appendix II – Heritage Impact Methodology.

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the heritage asset.

The contribution of the setting to the value of the heritage asset is an integral component which also contributes to the overall value or significance of the asset. Which in turn, allows for the magnitude of direct and / or indirect heritage impact to be determined.

Table 4: Criteria for defining the effect and degree of direct and indirect heritage impact

Definition of magnitude and nature of heritage impact.	Direct heritage impacts	Indirect heritage impact
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to understand and appreciate its architectural and historic interest and thus results in total loss of significance.
Moderate Adverse Impact. <i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its heritage interest.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of an identified heritage asset, or the setting of the heritage assets. Where the development erodes to a minor extent the heritage interest of the heritage asset and its setting, such that it is noticeably changed.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual</i>	Development resulting in negligible direct impact on a designated heritage asset which	Negligible perceptible change to the character of an identified heritage

<i>change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic heritage interest of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the architectural, aesthetic and historic interest of the heritage assets in the view, or the ability to appreciate its significance to any measurable degree.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic architectural and historic of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the architectural and historic interest of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting

<i>character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	enhancement of the site's character.	in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.

