L E P

78-80 Tib Street, Manchester.

Heritage Statement

November 2025 REV A

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Lee Evans Partnership LLP
Registered in England.

lee-evans.co.uk

St John's Lane, Canterbury, Kent, CT1 2QQ
01227 78 44 44

70 Cowcross Street, London, EC1M 6EJ
0203 763 1899

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Architecture
Heritage
Planning
Interiors

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OUR PURPOSE

We're stronger together:
Collaborative, authentic,
knowledgeable, caring,
creative.

Creating authentic change
through architecture and
regeneration.

Together
we improve places
so people can thrive.

Projects are integrated
into their contexts and
communities.

Building connections
between people and places.

L E P

OUR VALUES

Creative — Create the future.

Collaborative — We're stronger together.

Knowledgeable — Sharing knowledge.

Authentic — Inspiring authenticity.

Caring — For people and places.

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01 Introduction.



External view of 72-80 Tib Street

Purpose and Scope of the Report

This report has been prepared to support an application for proposed changes to an unlisted building in a Conservation Area adjacent to several listed buildings.

This report relates to a proposed development comprising a proposal for a mixed-use development at 78-80 Tib Street, Manchester M4 1LG. The proposed development incorporates commercial and residential uses, aiming to revitalise the currently vacant and poor-quality building located within the Conservation Area.

This report is an assessment of the heritage significance of the site and its context. The report will discuss the potential impact that the proposals might have on the significance of the site and its associated heritage assets, accurately assessing this potential impact against the identified significance of the site.

Authors of the Report

This Heritage Statement has been prepared by members of the Heritage Team at LEP: Joe Wardhaugh BA(Hons) Cantab, Researcher and Urban Designer; and Charlotte Pryke RIBA BA(Hons) MArch, Lead Heritage Architect; overseen by Nicholas A Lee Evans BSc(Hons) UCL, MSc DipArch RIBA SCA, a RIBA-Accredited Specialist Conservation Architect.

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02 Description.



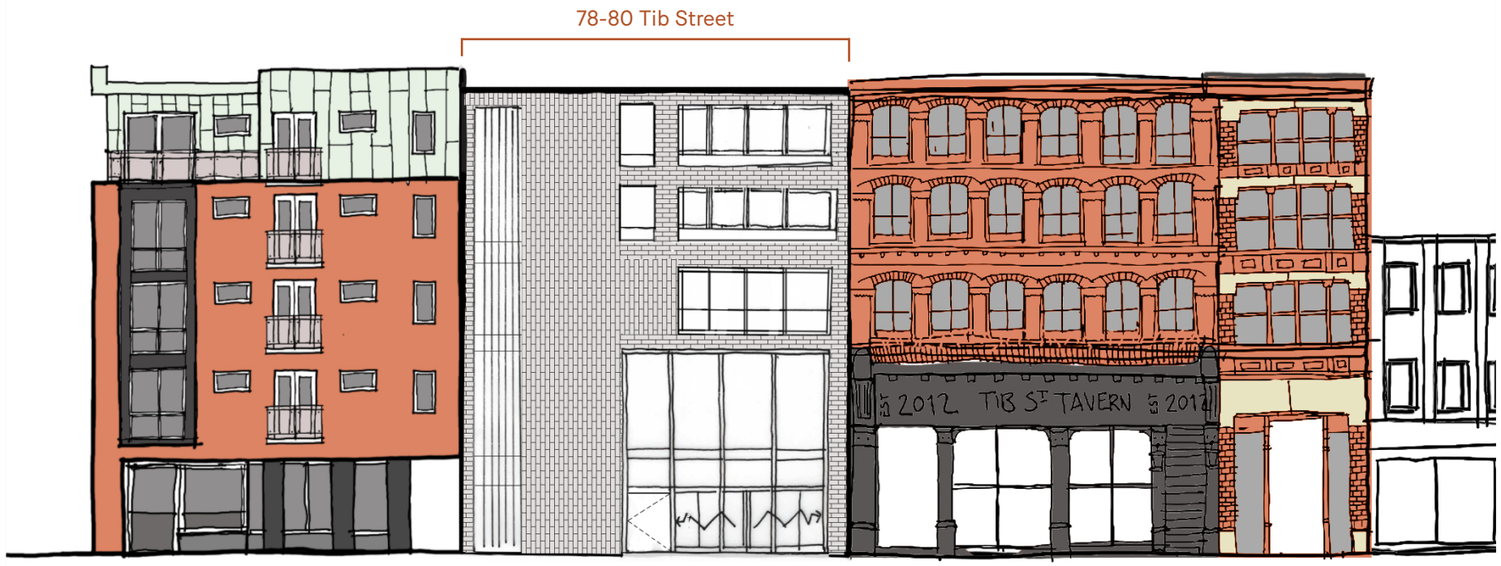
Location of the site (indicative, not to scale)

Location and Context

Despite its prominent location, 78-80 Tib Street currently presents a contrasting image within this vibrant context. The site comprises a vacant three-story building that has fallen into a state of disrepair, with recessed shopfronts, deteriorated upper floor facades, and structural failures that leave parts of the property exposed to the elements. The building's dilapidated condition detracts from the visual amenity of the surrounding area and is at odds with the thriving character of Tib Street and the wider Northern Quarter.

The immediate vicinity is characterised by a diverse range of uses, including independent retailers, food and beverage outlets, public houses, and residential apartments. This mixed composition contributes to the Northern Quarter's reputation as a creative and cultural hub, appealing to a broad demographic of residents, visitors, and local businesses. The street's vibrant atmosphere is enhanced by its pedestrian-friendly environment and strong sense of place, underpinned by the architectural integrity of its historical and modern buildings.

Given its strategic location and urban vibrancy, Tib Street represents an opportunity for sensitive redevelopment that can enhance the area's vitality and contribute positively to the evolving character of the Northern Quarter.



Indicative proposal at pre-application stage

Pre-Application Planning Feedback

Design

Rework of site - The proposed redevelopment of the site is welcomed, with the site currently detracting from the street scene. Notwithstanding this however, any formal submission should make clear the practicalities/infeasability of retaining the existing building on site. It would also be necessary to explore the history of the existing building to establish if it is of historical signficance or not, if it is the former, significant justification will have to be provided for the building's loss.

Proposed design - The proposed design would see a five storey building erected on site, utilising a brick facade and double height frontage. As previously stated in our meeting, the Council wish to see a three storey building installed on site so as to preserve Tib Street's secondary and small scale nature, reminiscent of its history as the site of weaver's cottages. I appreciate that a five storey building would be consistent with that of the adajacent buildings to the site but this would go against the character of the wider street scene. This will be harder to justify and is unlikely to be supported if proposed. There is also the potential that a taller building may cause an unacceptable impact on neighbouring residential uses by an unacceptable degree of loss of light/overshadowing.

As previously advised the design of the property should be based on a conservation area appraisal, this will assist in finding more modern buildings within the conservation area that complement its historic buildings. I would imagine this would see elements such as a double height frontage dropped from the proposal and the standardisation of its overall form and fenestration pattern.

Other key design points will be obscuring things like commercial extract from view, deep/detailed window reveals, and a material pallet of high quality that compliements neighbouring properties.

Proposed uses - As stated in our meeting, the mix of uses on site is supported, subject to them being able to be accommodated without detriment to neighbouring amenity and that they comply with relevant policy e.g. space standards etc.

Supporting information - Below is a list of supporting documentation that will be required to be submitted with your proposal:

Design & Access Statement; Heritage Statement; Planning Statement; Structural Survey of Existing Building that will make clear its structural instability and why a replacement building is necessary; Noise Impact Assessment; Odour Assessment; Waste Management Statement; Operational Management Plan for commercial units; Servicing Strategy; Ecology Survey/Bat Roost Assessment; Environmental Standards Statement; Daylight and Sunlight assessment; Outline CMP; Outline Travel Plan.

Pre-Application Planning Feedback

Policy

With regard to policy most of those relevant to your proposal will be located within the Manchester's Core Strategy EN1, EN3 and CC9, DM1 etc. Some saved unitary development plan policies will also apply, DC10, DC18 and DC26. With regard to residential development I recommend you consult Manchester's Residential Quality Guidance document, adherence with Manchester's own space standards will be required.

With regard to which applications should be used as a guide to inform the proposal moving forward I have listed several examples below, these have been separated into applications that have had a heavy emphasis on design and applications that have proposed unique mixed uses within the Northern Quarter:

Example Apps - Design

Central Methodist Hall, Oldham Street - 140449/FO/2024 - A rooftop extension with a contemporary design that allowed for the host building to be updated but was of a scale where it did not impact widely on the Conservation Area.

2 Little Lever Street - 133151/FO/2022 - The proposal saw the erection of a new seven storey hotel, the property was of such a scale where it did not impact on wider views within the conservation area.

25-27 Dale Street - 116401/FO/2017 - A new build six storey building, this is the level of quality we would expect from a new build. Of particular interest with this application is the use of a modern design and material pallet that stands in contrast of the traditional buildings of the Conservation Area, whilst also complimenting them with regard to its scale and form.

Hilton House, 26 - 28 Hilton Street- 119177/FO/2018 & 120931/JO/2018 - A facade rework of a mid-century office building that has achieved a high quality design whilst still paying homage to the form of the host building and that of the historic stock within the conservation area.

46 Henry Street - 136558/FO/2023 - Proposal for the extension and a new facade to a two storey building in the Ancoats Conservation Area. The design elements to this proposal do not work as a direct translation to the northern quarter but this should give an impression as to the quality that is expected from smaller buildings within the City Centre.

Example Apps - Use

39-41 Thomas Street - 139740/FO/2024 - A flexible use for a cafe/restaurant, bar, art gallery, community space, and cinema

45-47 Thomas Street - 141602/FO/2024 - A bar, record shop, music and event space, co-working area and studio space

Both of these applications should give you an idea as to the level of information that is required for a mixed use scheme, as well as the type of planning conditions imposed on such development.


TIB ST TAVERN
TIB STREET
enterprise
koolit
cooling & heating solutions
EST 1972
SALES | SERVICE | MAINT
Air Conditioning


TIB ST TAV



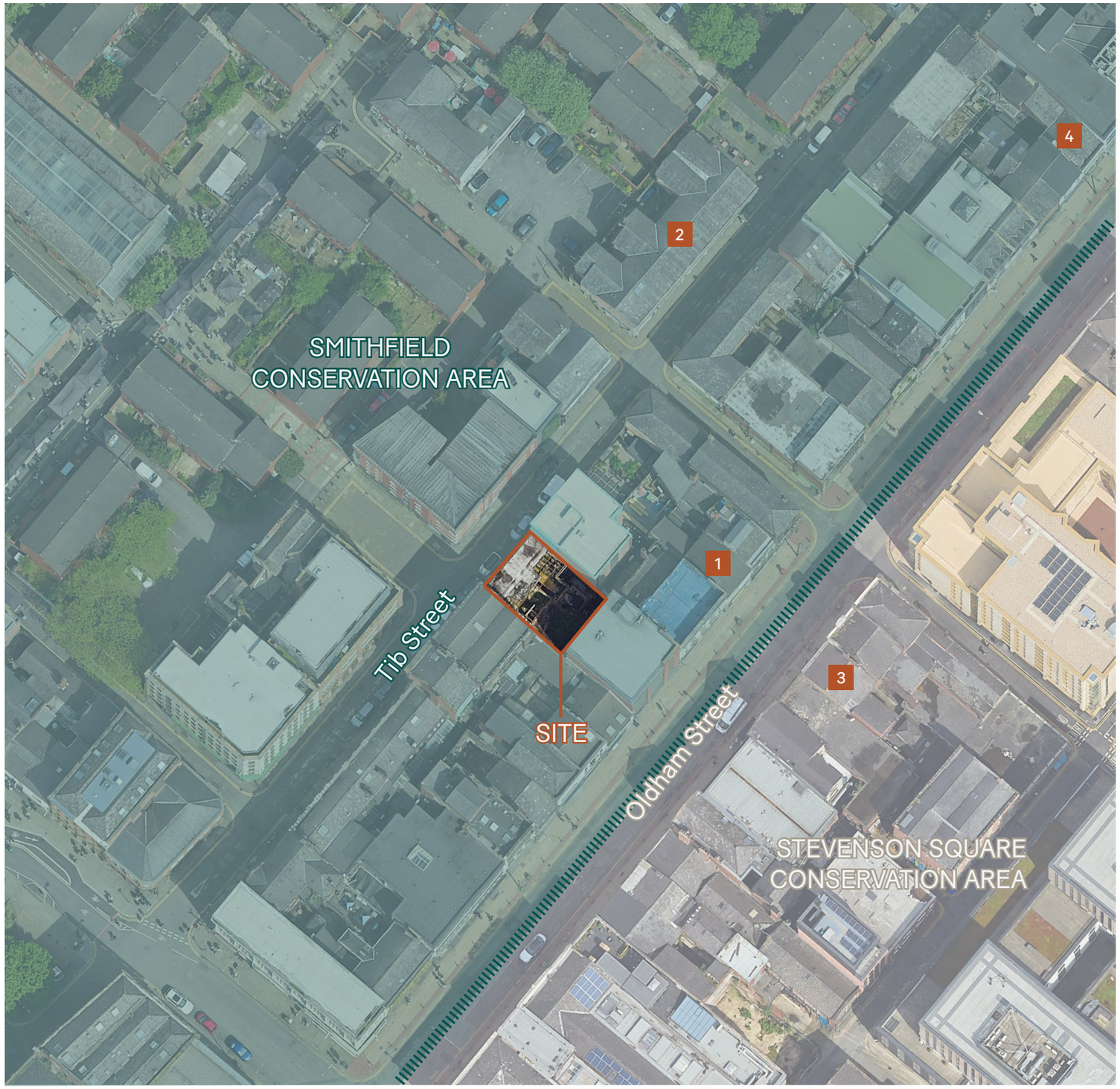



EB'S


TIB STREET
BNG







Key

1 **105 Oldham Street**
Heritage Category: Listed Building, Grade: II
List Entry Number: 1246432
Date first listed: 06-Jun-1994

2 **49-53 Tib Street**
Heritage Category: Listed Building, Grade: II
List Entry Number: 1254717
Date first listed: 06-Jun-1994

3 **Castle Hotel 66 Oldham Street**
Heritage Category: Listed Building, Grade: II
List Entry Number: 1246280
Date first listed: 20-Jun-1988

4 **The City Public House 133 Oldham Street**
Heritage Category: Listed Building, Grade: II
List Entry Number: 1271456
Date first listed: 03-Oct-1974

Conservation Areas

The site falls within the Smithfield Conservation Area.

Statutorily Listed Heritage Assets

When considering whether to grant planning permission for development which affects a listed building or its setting, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The following listed building descriptions are provided by the National Heritage List for England (NHLE).

105 Oldham Street

Heritage Category: Listed Building
Grade: II
List Entry Number: 1246432
Date first listed: 06-Jun-1994
District: Manchester (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SJ 84558 98597

Small town house, now shop. Probably late C18; altered. Painted brick, slate roof. Narrow rectangular plan at right-angles to street. Three low storeys, 2 windows; ground floor altered; 2 segmental-headed windows at 1st floor with altered glazing, 2 smaller segmental-headed 9-pane sashed windows at 2nd floor, both with raised sills and exposed boxes (that to the right damaged); all these windows offset to the right. Wooden modillioned eaves cornice. Interior not inspected. Included as rare survival of domestic building close to city centre.

49-53 Tib Street

Heritage Category: Listed Building
Grade: II
List Entry Number: 1254717
Date first listed: 06-Jun-1994
District: Manchester (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SJ 84559 98646

Row of 3 garret-workshop houses, now shops. Late C18 or early C19; altered. Brick, painted white above ground floor; slate roof. Double-depth plan with rear wing to right-hand end. Three storeys and 4-windows (1+1+2); ground floor altered; blocked segmental-headed windows at 1st floor; 3 multiple-light garret windows at 2nd floor, the first mostly boarded but probably 5 or 6 lights, the second 4 lights and the third 7 lights, all with small panes and probably horizontal sliding sash openings (slightly damaged). Right-hand gable wall has loading door between 1st and 2nd floor levels, with hoist beam above; wing continued to rear has another garret window at 2nd floor. Rear has blocked windows at 1st floor, smaller garret windows at 2nd floor (boarded). Interior not inspected. Included as rare survival of industrial dwellings close to city centre.

Castle Hotel 66 Oldham Street

Heritage Category: Listed Building
Grade: II
List Entry Number: 1246280
Date first listed: 20-Jun-1988
District: Manchester (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SJ 84580 98576

Public house. Early to mid C19 with c.1900 alterations. Stucco and glazed terracotta (roof not visible). Narrow rectangular plan at right-angles to street. Three low storeys, 3 windows, symmetrical; ground floor of brown glazed terracotta, with pilasters to large central window and flanking doorways, deep fascia with raised white lettering “CASTLE HOTEL” and elaborate consoles to moulded cornice; 3 sashed windows without glazing bars at 1st floor and 2 similar windows at 2nd floor linked by sill-band, all these with moulded architraves; modillioned eaves cornice. Interior (reported 20.06.88): retains unusual multicoloured glazed faience curved bar front.

The City Public House 133 Oldham Street

Heritage Category: Listed Building
Grade: II
List Entry Number: 1271456
Date first listed: 03-Oct-1974
District: Manchester (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SJ 84611 98658

Formerly known as: The Prince of Orange PH OLDHAM STREET. Public house. Probably late C18, altered c.1870. Stucco on brick (roof concealed). Narrow rectangular plan at right-angles to street. Three storeys and 2 windows; good inn front at ground floor including pilasters with scrolled capitals, carved floral panels, round-headed doorway to left, round-headed window to right and arched rectangular window in centre all with carved spandrels and radiating glazing bars in the fanlights; dentilled frieze and painted fascia with large ball finials to the end brackets. Each upper floor has a painted relief panel flanked by sashed windows without glazing bars: the panel at 1st floor depicts the arrival of William and Mary, welcomed by Britannia curtseying and presenting a crown, and by a pair of helmeted women, a parson with raised arms and an angel with a trumpet, and the panel at 2nd floor contains the Royal Arms with lion and unicorn. Large panel between floors painted “THE CITY”; coped parapet. Interior not inspected.

Conservation Area Appraisal

Smithfield Conservation Area

Introduction

Smithfield conservation area lies on the north-eastern edge of the city centre of Manchester. It is one of a group of three in this vicinity designated by the City Council in February 1987; the others are Shudehill and Stevenson Square, which lie to the north-west and south-east respectively.

The area is bounded by Swan Street, Oldham Street (a common boundary with the Stevenson Square Conservation Area), Market Street, High Street and Shudehill (a common boundary with the Shudehill Conservation area).

History

By 1741 High Street, a field path linking Market Street Lane (now Market Street) and Shudehill, had become an important thoroughfare. Oldham Street, named after Adam Oldham, a felt maker, was a private track before being opened to the public in 1772.

A stream emerging from farmland in Miles Platting made its way alongside Newton Lane (now Oldham Road) and ultimately contributed to the River Medlock. It was given the dignified title of the River Tib, and the footpath nearby became known as Tib Street. The street was frequently flooded by this 'river', which was subsequently culverted in 1783.

Since its establishment in 1821, Smithfield has been known as the centre for Manchester's food markets, where fruit, vegetables, meat and fish have been sold on both a wholesale and retail scale. At its peak around the turn of the century, it was probably the largest market complex in Britain, occupying seven acres.

None of the remaining market buildings is now used for its original purpose, and the wholesale trade has moved into new accommodation away from the city centre, the last to relocate being fruit and vegetables in 1974. Initially the range of goods sold was much greater, including birds and other livestock, which may be the precursors of the present day pet shops in Tib Street.

The market rights for the whole city were purchased by the corporation from the Lord of the Manor, Sir Oswald Mosley, in 1845, and the building of the large covered market was commenced in 1854.

Notable entrepreneurs in the textile industry, such as John Rylands, John Owens, Robert Affleck and John Brown, all established their businesses in the Smithfield area. The fortunes made by them helped to establish such institutions as the Rylands Library and Owens College, which eventually developed into the Victoria University of Manchester. The Rylands Building on Market Street, housing Debenhams department store, is another memorial to John Rylands. It was designed by Harry S. Fairhurst, in the Art Deco style, in 1931.

Sir William Fairbairn, Scottish born inventor and one of the most talented engineers of the nineteenth century, set up his first workshop on High Street in 1817, where he made mill machinery.

The most recent major development in Smithfield is the housing which occupies part of the covered market site, and the conversion of part of the retail fish market into a Craft Village. Both projects were carried out by the City Council.

Trees

Smithfield conservation area has a limited number of trees growing within its boundaries. The greatest concentration occurs around the housing now occupying the south-east third of the old covered market site.

Planting could be provided on other sites if only on a temporary basis, for instance on the periphery of sites used for parking, at least until those sites are re-developed. Trees can also provide an impression of solidity in spaces once occupied by buildings.

Smithfield and its buildings today

Historically, the predominant building type was food markets. Few of these are still standing, and those that are have been converted to other uses. Principal amongst them is the retail fish market, which is now the Craft Village. This building, significant among indoor markets, was an extension to the original retail fish market constructed during the 1890s.

An iron frame supports a roof which is 50% glass to provide good illumination. Offices with projecting windows, associated with the original market stalls, were at high level, and these have been converted to craft workshops. So too has the ground floor, which has a well illuminated two-storey central space with sub-tropical trees.

Other market buildings are also of interest. The wholesale fish market on High Street was built in two phases by different architects in 1873 and 1879. It is characterised by elaborate gables with corbelled or overhanging brickwork, and carved stone panels in the arches over the wrought iron gates. The stone carvings showing maritime scenes were by Bonshill and William Skeer. The roof was removed when the refrigeration in the basement was shut off in the 1970s and a portion of the ground floor space was at one time used for a garden centre.

The Smithfield Market Hall on Swan Street is a two-storey stone building dated 1858. The detail around the main entrances takes its inspiration from the architecture of classical Greece, and each principal semi-circular arch has a bull's head carving on the central large key block. Originally a meat market, it soon became a vegetable market, and in recent years has been a training workshop for the Greater Manchester Youth Association.

Buildings to the south of the conservation area, closest to the commercial heart of the regional centre along Oldham Street, Market Street and Church Street, are larger and of later date than the rest of the area. The contrast is especially noticeable around Turner Street and Back Turner Street, where there are some very small-scale houses dating from the Georgian period, subsequently converted or used for commercial purposes. Numbers 35-37 Thomas Street are a pair of these houses, converted and also largely rebuilt in recent years.

The City at 133 Oldham Street was originally two private dwellings built before 1782 by two cotton manufacturing brothers. By 1800 the premises were combined and used as a public house, then known as the Prince of Orange, the character probably depicted in the sculpted plaster panel at first floor level. The ground floor front of the inn is decorated with numerous carved timber panels.

No. 29 Swan Street is a Ruskinian Gothic-style building in orange-red brick with stone dressings. It has coloured bricks in the arches over the windows, with projecting stone hood-moulds, and also an overhanging oriel window at first floor level. Some of the stonework is richly carved in a leaf pattern, which forms both horizontal cornice banding and decorating near the windows. No.1 Piccadilly, an unusual building with elevations constructed mostly of cast iron, is now painted in bright colours.

Improvement and enhancement

The south-west part of the Conservation Area is composed of large buildings, and any new development here is likely to be designed on a substantial scale. Conversely, the remainder of the Conservation Area is composed of relatively small buildings of one to four storeys, and new proposals here will need to be scaled appropriately.

The small scale of the older 18th century buildings is especially noticeable around Turner Street, Back Turner Street and Thomas Street. They represent the remains of the buildings originally constructed on greenfield sites. These streets and the buildings defining them create a rich tapestry of spaces and built form located hard up to the back of pavement. One of the aims of improvement will be to restore this characteristic where it has been eroded.

A number of sites have been left vacant where buildings have been demolished. Many of these are used as temporary car parks, which detract from the visual appeal of the area. Most of these sites should be developed with buildings which contribute to the character of the conservation area. A mix of uses would be appropriate, with housing being especially welcome.

It is important that the narrow-fronted character of the older buildings is retained in any new development. This will ensure a vertical rhythm in the 'street wall' when viewed in perspective. The height, scale, colour, form, massing and materials of new buildings should relate to the existing high quality buildings and also complement their character.

Both the larger and smaller buildings within the conservation area exhibit a great variety in style, but also a common unity which designers of new and refurbished buildings should acknowledge. However, superficial copies of historic buildings do not make a positive contribution to the historic character of the area. Each building should have a vitality of its own.

Designers should be aware of proportion and rhythm in their buildings and also differentiate a ground floor, middle portion (where there is sufficient height to do so) and a top part which creates a varied skyline, in order to enhance the area.

Although there is great variety in building materials used in Smithfield, such as brick, stone and stucco, brick with stone dressings predominates. These solid, traditional materials should be used in preference to large expanses of cladding, concrete and glass.

Most windows are of the sliding sash type and are vertically proportioned, i.e. taller than they are wide. In cases where they have deteriorated beyond repair, replacement windows should be set in the same plane and be of similar kind and material to the originals. In new buildings, windows should be set back from the wall faces in order to create deep modelling on the facades.

The corner emphasis characteristic of Manchester buildings is evident in Smithfield, and its use in new developments will therefore be encouraged.

Signs and canopies should be carefully designed so as not to compete with or cancel the architectural details of buildings.

Control of development

Development control in Smithfield is aimed at encouraging development and activity which enhances the prosperity of the area, whilst paying attention to its special architectural and visual qualities.

Existing buildings in the south of the area tend to be larger in scale than those in the other parts of the Conservation Area. New buildings in Piccadilly, Market Street, Church Street and the southern parts of High Street and Oldham Street should relate to their immediate neighbours which are up to seven storeys high. Elsewhere in the area existing developments tend to be lower, rarely exceeding four storeys.

The main criterion in urban design terms in this area is about fitting into an established street pattern with the scale of development proportions and materials of major concern. Quality is the overriding aim in any new proposal, and this can be provided in either sensitive refurbishment of existing buildings or the appropriate design of new buildings.

Most development proposals will require planning permission and minor works, such as replacement of windows, will, if they alter the appearance of a building, also require prior approval of the City Council. Alterations to listed buildings usually require Listed Building Consent. The City Centre Team will be willing to give advice on such matters, which should be sought at an early stage, as should advice on any demolition proposals in the conservation area, since these are likely to require consent.

As with all new development, proposals are considered in their context. For example, new buildings may be designed to occupy currently vacant sites or to replace existing structures. Demolition of existing buildings of architectural or townscape merit should be seen as a last resort and a coherent and complete justification made in line with government guidance on the issues relevant to each case must be made.

The large area of car parking bounded by Shudehill, Goadsby Street and the fish markets was the site of the main market hall in Smithfield. When gaps or other spaces such as this are sensitively re-developed and/or designed to incorporate public open space, the overall urban environment of the Conservation Area will be considerably improved.

Applications will very often require the preparation of designs shown in relation to an entire street or square, or as viewed down long vistas, especially if the site is to be seen from the junction of two streets.

The urban design context is vital in this conservation area. Designers of proposed buildings should take account of this rather than evolving a design which has no clear relationship with buildings nearby. This does not mean a debased copying of historical forms. These serve only to devalue the genuinely historical buildings nearby. It does mean acknowledging the characteristics of massing, proportions, elevational subdivision, colours and materials of adjacent buildings in the design of the modern additions.

In line with other parts of the city centre, new development proposals should generally be aligned to the back of pavement, in order to preserve the linear character of the streets.

Shop security

Shop security remains relevant in this conservation area as in other parts of the city centre. The planning application includes a security shutter to the ground floor, proposed as a top-hung 'scissor' security fence. This type of open, internally mounted security measure is considered appropriate in this location and is commonly used in the area. Its design maintains visual interest and light spill to the street, avoiding the negative environmental impact associated with solid external shutters. The open construction also helps prevent the hostile, intimidating environment created by fully shuttered frontages.

It is also recommended that when shopfronts are replaced they incorporate vertical and horizontal structural members to improve security. This may be achieved through traditional elements such as a stallriser or through a modern design. Sub-division of the shopfront similarly provides practical benefits, as individual components can be replaced more economically than a full shopfront installation.

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03 Historical Development.



1959



1959



1974



1984



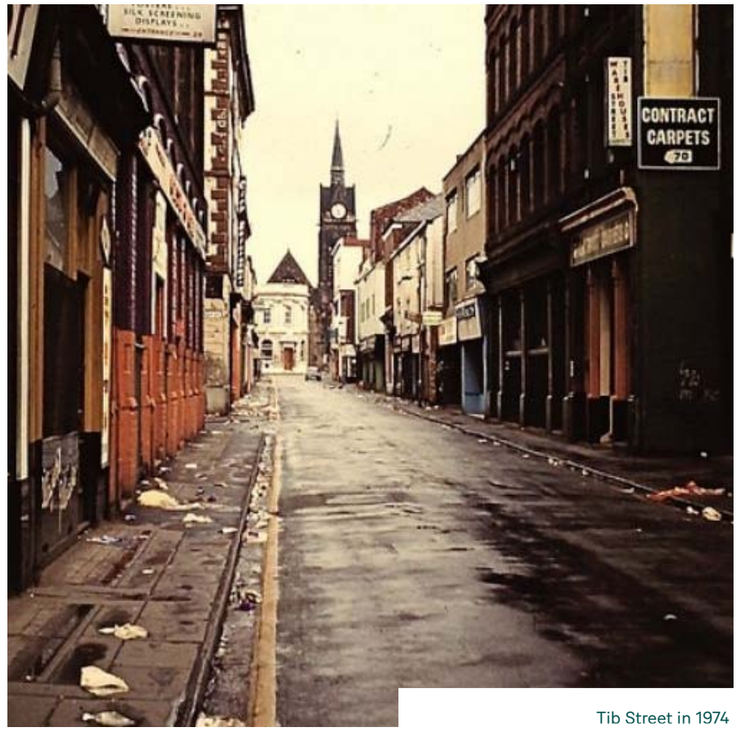
1994



2014



The previous buildings in 1959



Tib Street in 1974



Tib Street in 1984:



Tib Street in 1994

History of the Site

Tib Street, located in Manchester's Northern Quarter, is a historic and culturally significant street that has evolved significantly over the years. From its medieval origins to its current status as a hub for creativity and alternative culture, Tib Street reflects Manchester's rich history and dynamic spirit.

Medieval and Early History

Tib Street dates back to medieval Manchester and formed part of the early town street network. Its name is thought to derive from "Tib," a nickname or diminutive, potentially linked to a person or location.

Victorian Era: Commercial Boom

During the 19th century, Tib Street became a bustling commercial area, filled with independent shops selling leather goods, pet supplies, and various other wares. As Manchester thrived as an industrial centre, particularly for textiles, Tib Street played a significant role in the city's economic and social life.

20th Century: Decline and Adaptation

The mid-20th century brought decline to the Northern Quarter as Manchester's industries faced economic challenges. Many businesses closed, and Tib Street, like much of the area, experienced neglect. However, Tib Street retained its reputation for quirky shops, becoming famous for its pet shops that sold exotic animals such as birds, reptiles, and even monkeys. This earned it the nickname "Tib Street Zoo."

Late 20th Century: Creative Revival

In the 1980s and 1990s, the Northern Quarter began to attract artists, musicians, and creatives. Tib Street became central to the area's revival, with its eclectic character appealing to those seeking alternatives to mainstream commercial spaces. The street, along with the wider Northern Quarter, gained a reputation as a cultural hotspot, home to independent record shops, vintage stores, and alternative businesses. Nearby landmarks such as Afflecks Palace further reinforced this image.

21st Century: Regeneration and Gentrification

Oldham Street, named after Adam Oldham, a felt maker, was a private track before being opened to the public in 1772.

A stream emerging from farmland in Miles Platting made its way alongside Newton Lane (now Oldham Road) and ultimately contributed to the River Medlock. It was given the dignified title of the River Tib, and the footpath nearby became known as Tib Street. The street was frequently flooded by this 'river', which was subsequently culverted in 1783.

Initially the range of goods sold at Smithfield was much greater, including birds and other livestock, which may be the precursors of the present day pet shops in Tib Street.

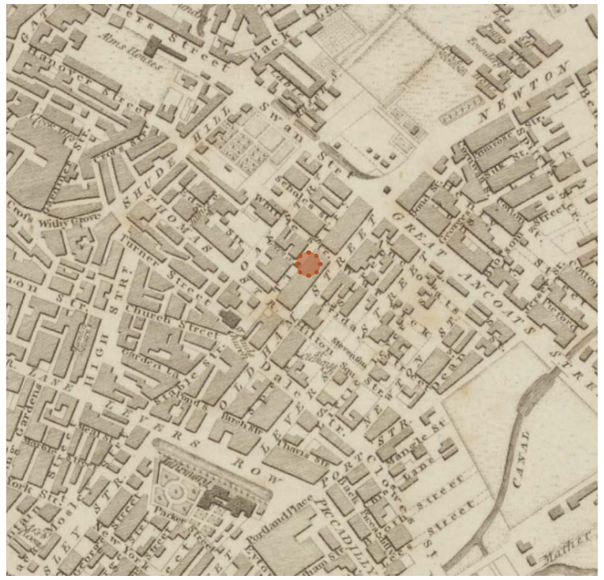
Historical Maps showing the indicative location of the site



1772



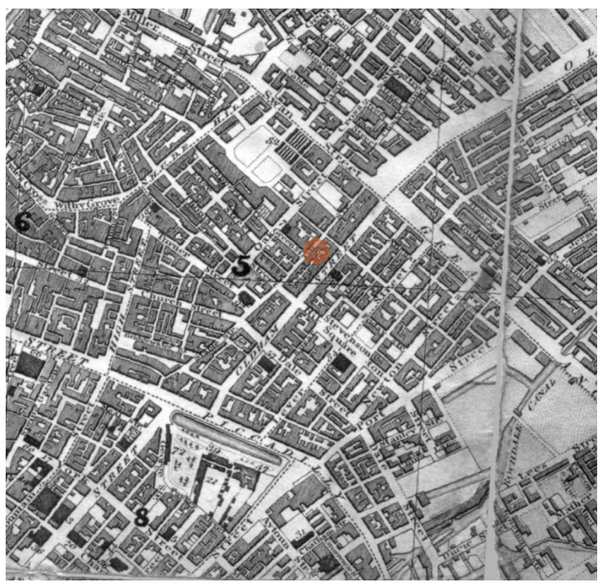
1787



1807



1813



1824



1836



1848



1900

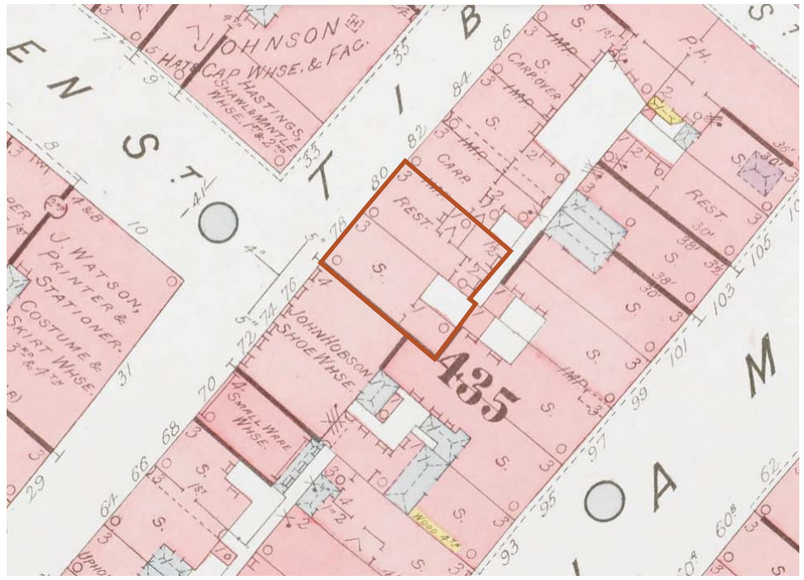
Historical Maps showing the indicative location of the site



1848



1850



1888



1904 (usage map)



1915



1931

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04 Proposals.



Proposed Elevations

Proposals

Building Use

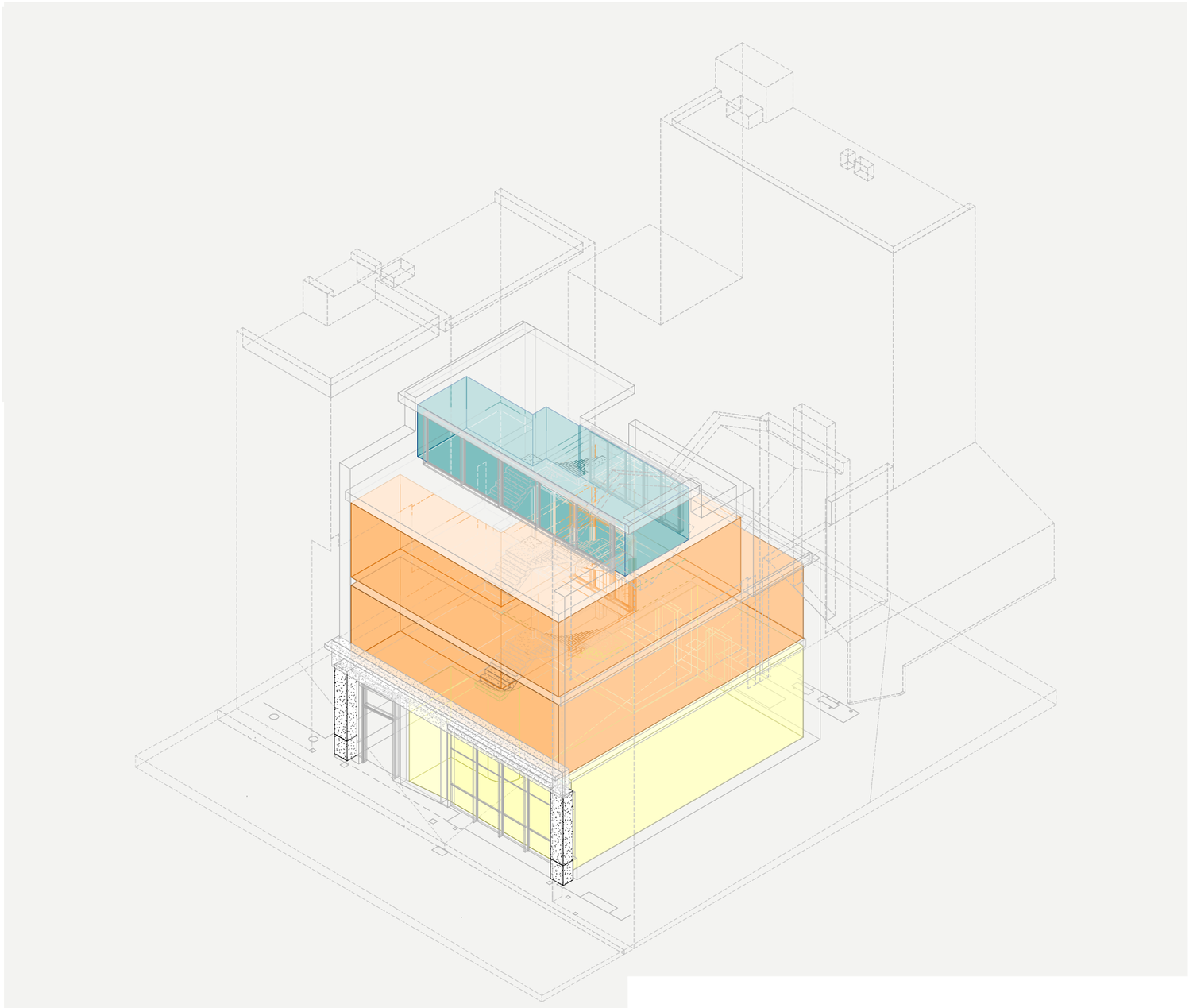
The proposals at 78–80 Tib Street are for a four-storey mixed-use development that enhances the vibrancy of the Northern Quarter while ensuring operational efficiency. The ground floor accommodates a commercial kitchen, café, entrance lobby, waste facilities, and WCs, activating the street frontage and supporting the neighbourhood's café culture. Retail and commercial units occupy the first and second floors, providing flexible space for independent enterprises and maintaining Tib Street's long-standing tradition as a hub of trade and commerce. At the upper level, a flexible pop-up space with an associated roof terrace offers cultural and community potential, reinforcing Tib Street's role as a place of innovation and social exchange.

Elevational Treatment and Materials

The façade employs a palette rooted in the area's architectural heritage: dark red brick forms the primary finish, complemented by red-pigmented render/concrete cladding and terracotta or precast concrete panels. This approach references the rich warehouse tradition of the Northern Quarter while expressing a contemporary architectural language. The ground floor is articulated with a contrasting material treatment, maintaining a horizontal emphasis in line with neighbouring properties. Bi-fold sliding doors and generous glazed openings at street level enhance transparency, permeability, and interaction between inside and out, ensuring the building contributes positively to Tib Street's lively streetscape. In addition, a scissor security fence will be installed at ground level to provide enhanced security while retaining openness and visibility when not in use.



Photograph of existing showing context of Tib street tavern next door



Key

- Restaurant / Commercial
- Retail / Commercial
- Pop-Up Space

Proposals continued

Inspiration from the Surrounding Historical Context

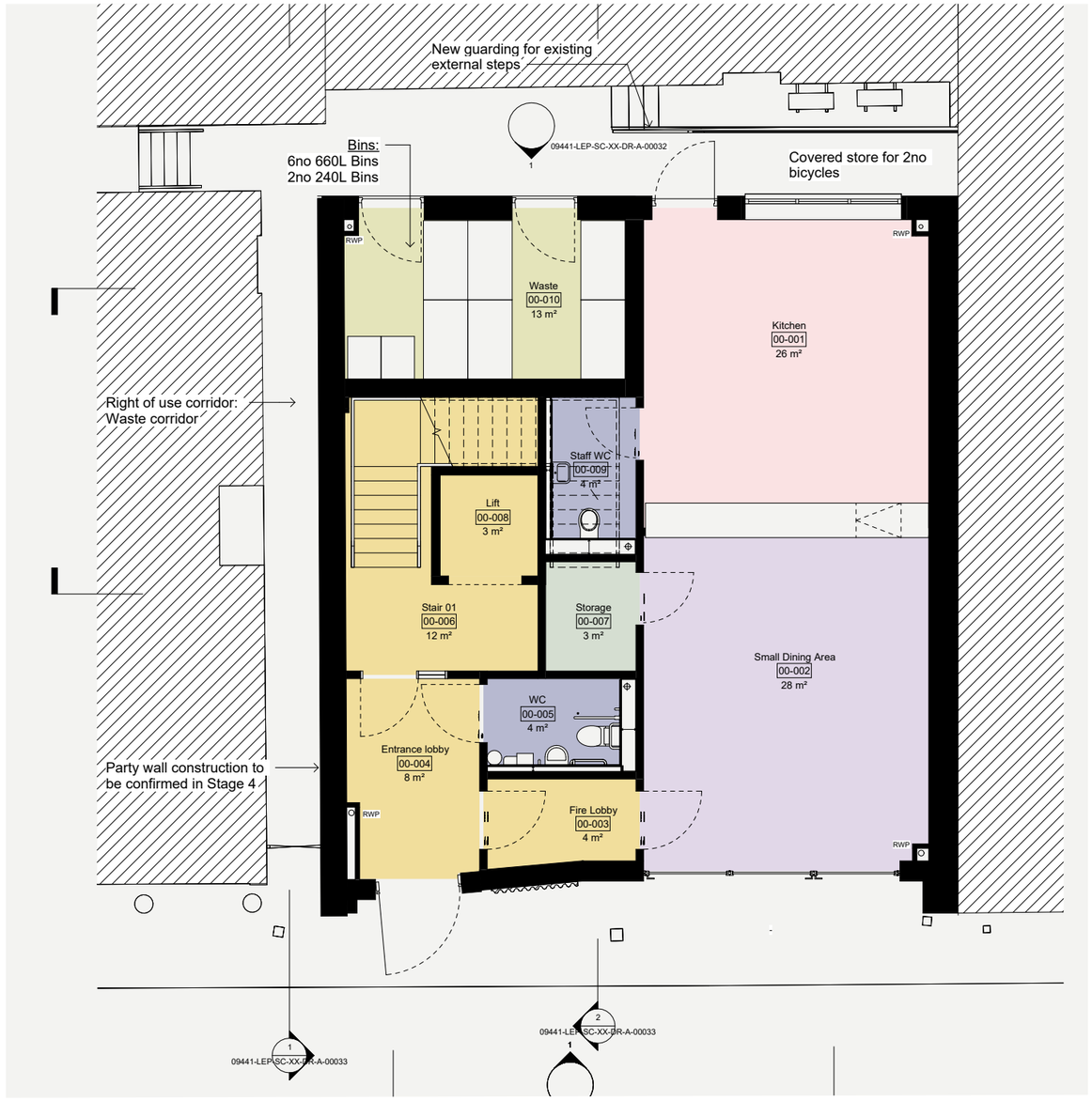
The design is inspired by the surrounding urban grain and the robust warehouse character of the Northern Quarter. The brick palette reflects the 19th-century commercial fabric of Tib Street, while the setback roof form respects traditional parapet lines, ensuring that the building integrates with established views along the street. The angled entrance wall creates a distinctive yet welcoming approach, echoing the intimate and irregular geometries that define the area's streetscape. In this way, the proposal acknowledges and builds upon the heritage character of the conservation area, introducing a contemporary interpretation that is both sympathetic and responsive.

Scale and Mass

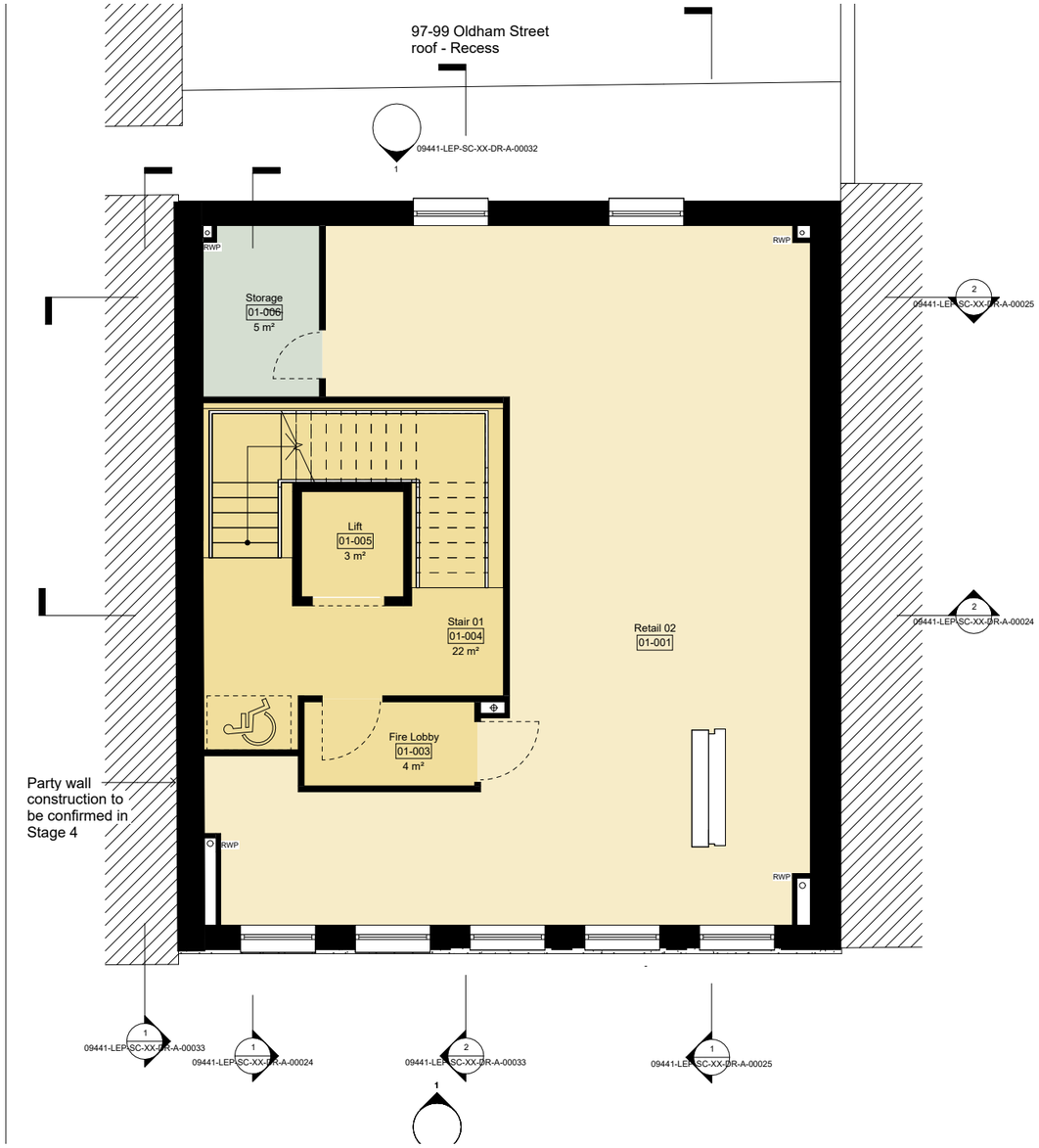
The massing strategy responds directly to the surrounding built environment. The overall height has been limited in response to the neighbouring residential block, reducing potential daylight and overlooking impacts . At street level, the parapet height is consistent with adjacent properties, sustaining the strong horizontal rhythm and sense of enclosure that define Tib Street. The pop-up roof element is carefully set back, mitigating visual impact and preserving key long views. This ensures the building sits comfortably within its context, providing a contemporary addition that is well-scaled and proportioned, neither overbearing nor recessive



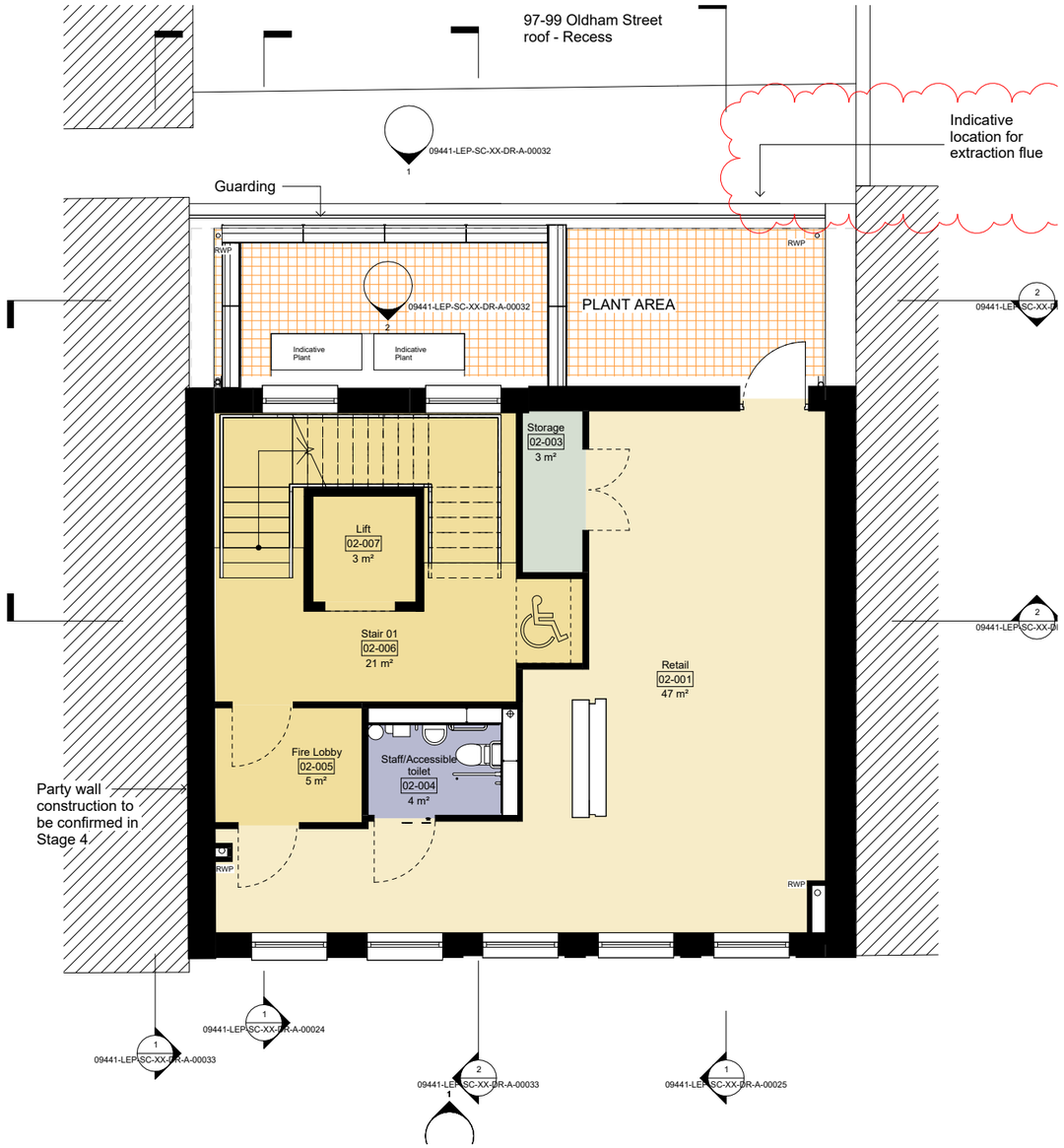
Photograph of existing showing dilapidated condition.



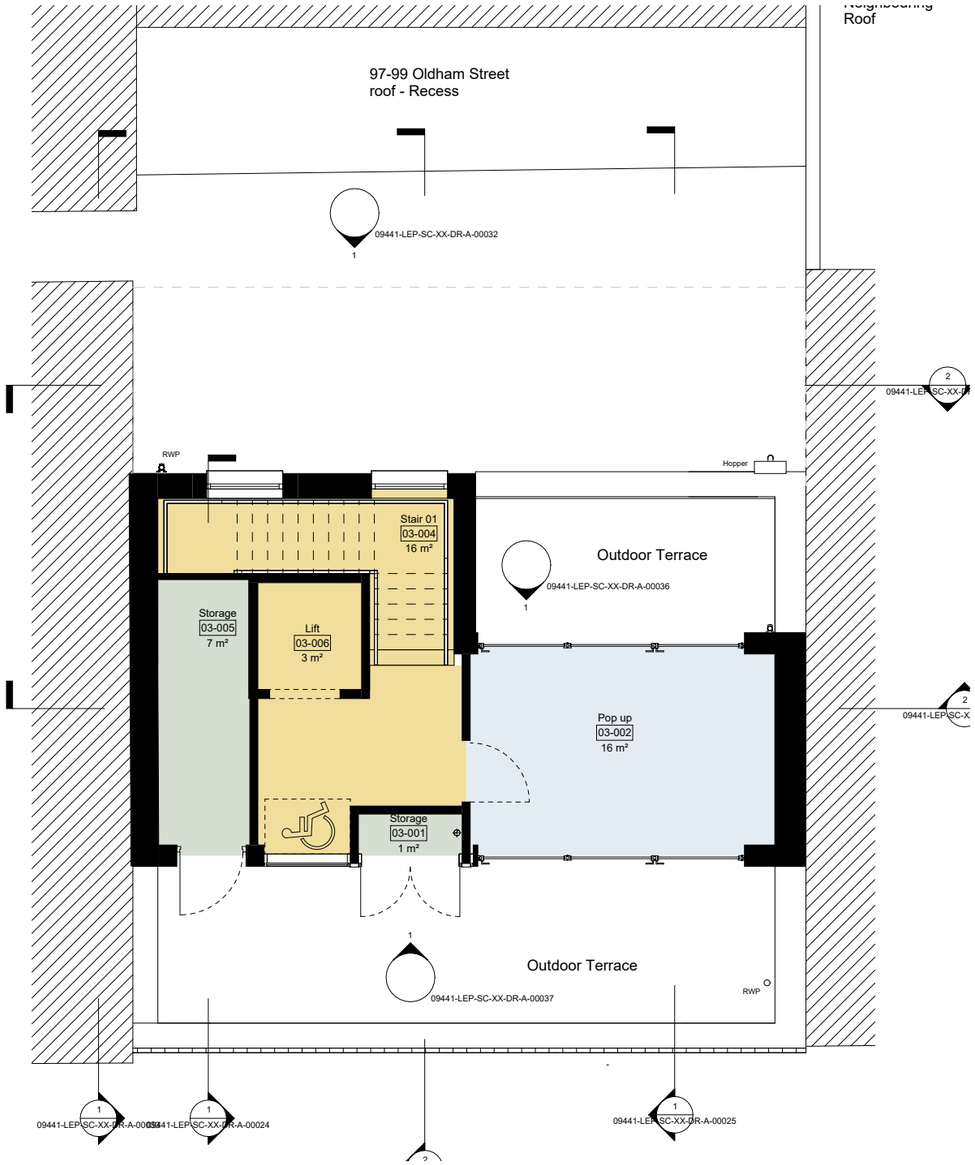
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan

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05 Assessment of Significance.

05 Assessment of Significance

Criteria for Assessment

Significance is derived from the sum of socio-cultural values which make an asset important to society. These can include physical fabric, age and aesthetic value, and more intangible communally-derived qualities such as association with historic events or people, or former uses.

Paragraph 200 of the NPPF requires 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

Significance is defined using Historic England's assessment criteria set out in their best-practice guidance document Conservation Principles, Policies and Guidance (2008). Their criteria are as follows:

Evidential Value

The potential of a place to yield evidence about past human activity.

Historical Value

The ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.

Aesthetic Value

Aesthetic value in historic building assessment refers to the architectural design, craftsmanship, and visual qualities that make a place pleasing or inspiring.
It considers style, materials, proportions, setting, and artistic detail.
This value explains why a building is admired and contributes to its cultural and heritage significance.

Communal Value

The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Assessment of significance allows the clear relative heritage value of different elements of an asset to be determined in order to inform future change and management of a site. The degree of significance can be assessed on the basis of the following scale:

High

A feature, theme, building, or space which is important on a national or international level, with high cultural value which makes an important contribution to the character and appearance of the heritage asset and its setting.

Medium

A feature, theme, building, or space which is important on a regional or national level with some cultural value which makes a contribution to the character and appearance of the heritage asset and its setting.

Low

A feature, theme, building, or space which is important on a local only, or on a regional level as a result of group value. They are of minor cultural value and make a minor contribution to the character and appearance of the heritage asset and its setting.

Neutral

A feature, theme, building, or space which has little or no cultural value but does not detract from the character or appearance of the heritage asset and its setting.

Intrusive

A feature, theme, building, or space which detracts from the value or importance of the heritage asset, its setting, character, or appearance. Efforts should be made to remove or ameliorate such features.

This statement of significance will assess the significance of the site and its listed assets against the best practice criteria as set out in Historic England's guidance.

Statements of Significance

Significance is derived from the sum of socio-cultural values which make an asset important to society. These can include physical fabric, age and aesthetic value, and more intangible communally-derived qualities such as association with historic events or people, or former uses.

This statement of significance will assess the significance of the proposed development site and adjacent listed assets against the best practice criteria as set out in Historic England's guidance.

EVIDENTIAL VALUE – LOW

The significance derived from evidential value is related to the potential of a place to yield evidence about past human activity. The proposed development site is not known to contain any archaeological remains which would contribute to the evidential value.

The building at 78–80 Tib Street has negligible evidential value: it does not retain significant original fabric or features that could enhance understanding of the area's development.
Much of its historic character has been lost through alteration and poor condition, limiting its ability to yield further archaeological or architectural evidence.

The evidential value of the site, aside from archaeological potential, derives mainly from its relationship to the wider setting of Tib Street, which has a rich history overall. However, the current building at 79–80 does not contribute to this significance.

Redevelopment would not result in the loss of meaningful evidential heritage, and a new scheme could better reflect the area's historic narrative.

HISTORICAL VALUE – LOW

Significance derived from historical value is related to the ways in which past people, events, and aspects of life can be connected through a place to the present. There is no associated famous family, individual, or group known to have a relationship with the site that lends it any particular historical significance.

However, there is nothing of particular note that might be seen to represent a particularly important or unique example of historical value that shines any particular light on an aspect or way of life that could be seen to contribute strongly to the historical significance of the site.

AESTHETIC VALUE – MEDIUM

The significance of an heritage asset's aesthetic value is related to the ways in which people draw sensory and intellectual stimulation from a place.

In this case the aesthetic significance of the building at 79–80 Tib Street is of very low aesthetic value. Its plain, altered façade, poor condition, and incongruity within the surrounding Victorian streetscape mean it does not contribute positively to the character of the Northern Quarter. Redevelopment presents an opportunity to introduce a new building of higher architectural quality, one that enhances the area's distinctive historic townscape rather than undermining it.

COMMUNAL VALUE – LOW

Significance derived from communal value is related to the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The building at 78–80 Tib Street has very limited communal value, it does not appear to hold shared memories, associations, or cultural meaning for the local community.
Unlike neighbouring pubs, shops, and historic warehouses, it lacks recognised heritage identity and has not been a focus for social or cultural activity.

Redevelopment provides an opportunity to create a new building with stronger communal value by contributing to the vitality, identity, and sense of place within the Northern Quarter.

STATEMENT OF SIGNIFICANCE CONCLUSION

The site at 78–80 Tib Street is of low overall heritage significance.
Its evidential value is negligible, as the building retains little original fabric and offers limited potential to yield information about the area's development. While Tib Street itself has rich historic associations, this particular building does not contribute to that narrative.

The site's historical value is also low, with no known associations to notable people, events, or activities that would lend the building wider importance. Its aesthetic value is very limited; the altered façade, poor condition, and incongruous appearance detract from the character of the Northern Quarter streetscape.

In terms of communal value, the building has not played a significant role in collective memory or identity, unlike surrounding pubs, shops, and historic warehouses.

Taken together, the sum of values indicates that the site makes only a minor contribution to the heritage significance of Tib Street. Redevelopment therefore represents an opportunity to deliver a building of higher architectural and communal quality, one that enhances the historic townscape and better reflects the area's cultural identity.

Impact Statement

This impact statement assesses the potential impact of the proposal upon the significance of the conservation area and the adjacent listed buildings and their setting.

In line with the assessment of significance carried out above, this impact assessment will be carried out against the significance criteria outlined in Historic England's best-practice guidance document Conservation Principles, Policies and Guidance (2008).

EVIDENTIAL IMPACT – LOW

When measured against the best-practice guidance criteria, we consider that the potential impact on the evidential value and significance of the site would be low. Any potential archaeological impact is unknown as the archaeological value of the site is not currently known.

Demolition of the current structure will have minimal evidential impact, as the building does not itself hold heritage value.

There remains a potential archaeological impact, since ground disturbance for new foundations and services may disturb below-ground deposits.

The replacement four-storey mixed-use building will alter the streetscape, but this does not remove any direct evidential value, as the current building is not a contributor therefore there is a Negligible evidential harm arises from demolition, as no historic building fabric of significance will be lost.

However there is a moderate evidential risk may arise from ground disturbance, depending on the presence and survival of archaeological remains.

HISTORICAL IMPACT – LOW

The existing building at 78–80 Tib Street does not possess strong historical value. The proposed demolition and redevelopment will therefore result in only a negligible loss of historical value. Removing the existing building does not erase or diminish any significant historic associations, since the structure does not embody or communicate notable aspects of the past. The introduction of a new four-storey mixed-use scheme will alter the built form of the site, but this will not affect the ability to appreciate or understand Tib Street's broader historic context.

Overall, the historical impact of the scheme is judged to be low to negligible. The development will not prevent the continued appreciation of Tib Street's historic character, and any change is limited to the replacement of a building that holds little or no historical significance in its own right.

AESTHETIC IMPACT – POSITIVE

The significance of a heritage asset's aesthetic value is related to the ways in which people draw sensory and intellectual stimulation from a place. In the case of 78–80 Tib Street, the existing building is of very low aesthetic value. Because of this, the proposed demolition results in no meaningful loss of aesthetic significance. On the contrary, redevelopment presents an opportunity to introduce a new building of higher architectural quality, one that is more sympathetic to its surroundings. A carefully designed replacement can enhance the Northern Quarter's distinctive townscape, reinforcing its established character and supporting its ongoing vitality.

The aesthetic impact of the scheme is judged to be beneficial. The replacement of a visually poor and incongruous structure with a new development of stronger architectural expression offers the potential to improve the site's contribution to the streetscape and to the wider setting of Tib Street within the conservation area. When measured against best-practice guidance criteria, the potential impact on the aesthetic value and significance of the site as a heritage asset is considered to be positive.

COMMUNAL IMPACT – NONE

The communal value of a heritage asset relates to the meanings and associations that a place holds for people, and the extent to which it contributes to shared identity, memory, or cultural practice. At 78–80 Tib Street, the communal value of the site is considered to be very low. As such, the site does not contribute consequentially towards the wider significance of Tib Street or the Northern Quarter. The proposed demolition and redevelopment will not alter this position, since no communal heritage value is embodied in the existing structure.

The communal value of the site is negligible, and the proposed scheme will have no impact in this regard.

IMPACT STATEMENT CONCLUSION

Overall, the proposal will result in a limited level of heritage impact. The evidential value of the site is low, with only potential archaeological remains representing a possible source of impact. Any such effects can be appropriately managed through archaeological mitigation, and the loss of the current building does not diminish the evidential significance of the area. The historical value of the site is also low, and its removal will not affect the ability to appreciate or understand the broader historic character of Tib Street and the Northern Quarter.

The aesthetic impact of the scheme is considered to be positive. The demolition of a visually poor and incongruous building, combined with the introduction of a new, higher-quality design, represents an overall enhancement to the character and appearance of the streetscape and the wider conservation area. The communal value of the site is negligible and will not be affected by the proposals.

Taking these factors together, the scheme will cause no harm to the significance of the conservation area or to the setting of nearby listed buildings. On balance, the redevelopment provides an opportunity to improve the aesthetic contribution of the site while safeguarding any potential evidential value through appropriate mitigation. The impact of the proposals is therefore considered acceptable in heritage terms and capable of delivering a positive contribution to Tib Street.

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06 Conclusion



Overall Conclusion

The redevelopment of 78–80 Tib Street represents an opportunity to replace a building of limited heritage significance with a scheme that enhances the Northern Quarter's distinctive character and vitality. The existing structure makes only a negligible contribution to the Conservation Area, offering little evidential, historical, or communal value and detracting aesthetically from the wider streetscape.

The proposals have been carefully designed to respond to the urban grain, materiality, and scale of the surrounding context. The use of high-quality brickwork, terracotta, and pigmented cladding references the robust warehouse tradition of the area, while the set-back roof form and consistent parapet line ensure that the new building integrates seamlessly into Tib Street. The balanced mixed-use programme will support the vibrancy of the Northern Quarter, reinstating an active street frontage and introducing flexible spaces for retail, leisure, and community use.

In heritage terms, the proposals cause no harm to the significance of the conservation area or the setting of nearby listed buildings. On the contrary, the replacement of a visually poor and deteriorated structure with a well-considered, contextual design will deliver a positive contribution, enhancing the character and appearance of Tib Street and the wider Smithfield Conservation Area. Accordingly, the scheme is considered compliant with the requirements of the National Planning Policy Framework and local planning policy, delivering public benefit through regeneration, activation of a currently underused site, and the provision of high-quality design.

It represents a sensitive and sustainable approach to development within a conservation area, balancing heritage considerations with the ongoing evolution of Manchester's Northern Quarter.

07. Legislation, Policy, and Guidance | Planning Policy

National Planning Policy Framework (NPPF) (Updated 2024)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for sufficient housing and other development in a sustainable manner. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. The sections most relevant to this document are outlined below:

Section 12 - Achieving well-designed and beautiful places

131: The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

135: 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.

Section 16 - Conserving and enhancing the historic environment

202: Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These 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.

Proposals affecting heritage assets

207: 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.

208: 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.

209: Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210: 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.

Considering potential impacts

212: 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.

213: 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;
a. 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.

214: 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.

215: 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.

216: 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.

217: Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218: Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220: Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

221: Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Heritage Assets:

Heritage Assets are defined in the Glossary to the National Planning Policy Framework (Updated 2024) as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Designated heritage assets are a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.

The Historic Environment is defined as all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Elements of the Historic Environment may be recorded in an Historic environment record which is information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process.

For sites of archaeological interest, non-designated assets include those that are "demonstrably of equivalent significance" to scheduled monuments, and therefore considered subject to the same policies. They also include a much larger category of lesser heritage significance, although still subject to the same conservation objectives.

Significicance:

Significance is defined in the Glossary of the NPPF 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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

As the heritage significance may be archaeological, architectural, artistic or historic it can be interpreted as follows:

Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

Certain exceptional heritage assets such as World Heritage Sites may be considered to have outstanding universal value. This is cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations. An individual Statement of Outstanding Universal Value is agreed and adopted by the UNESCO World Heritage Committee for each World Heritage Site.

Setting:

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

The setting of an heritage asset is defined in the Glossary of the National Planning Policy Framework 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.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Impact Assessment:

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss).

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

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.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

The National Planning Policy Framework confirms 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). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional.

Together
we improve places
so people can thrive.