HERITAGE STATEMENT
Crown & Anchor

Application Ref: PLA-2026-001216

Address: Crown & Anchor, 41 Hilton Street, Manchester M1 2EE

Designated Heritage Assets:

- Stevenson Square Conservation Area
- Adjacent Grade II Listed Building (Marlsbro House)

1. Introduction

This Heritage Statement assesses the impact of the proposed roof-terrace extension on the significance of nearby heritage assets, in accordance with the **2026 National Planning Policy Framework (NPPF)** and the guidance contained in **Chapter 20**, including **HE5, HE6 and HE9**.

2. Significance of the Heritage Assets

Stevenson Square Conservation Area is characterised by late-19th and early-20th century commercial buildings, narrow streets, and a strong urban grain. The Crown & Anchor is a long-established public house contributing positively to the area's historic social character.

Marlsbro House, immediately adjacent, is Grade II listed for its architectural detailing and historic commercial use.

3. Description of the Proposal

The proposal involves a **1-metre extension** to an existing roof terrace, with no increase in capacity, no structural intervention into the historic fabric, and no change to the building's external appearance when viewed from public vantage points.

4. Assessment Against NPPF 2026 – Chapter 20

HE5 – Understanding Significance The proposal has been informed by an understanding of the conservation area's character and the listed building's significance. The works are confined to an existing flat roof not visible from the public realm.

HE6 – Managing Change The proposal represents **minor, reversible change** to an existing modern roof structure. No historic fabric is affected. The extension does not alter the building's massing, roofline, or architectural character.

HE9 – Assessing Harm The proposal results in **no harm** to the significance of the conservation area or the adjacent listed building. The terrace is already established, and the extension is minimal, visually contained, and not perceptible from street level.

5. Justification (NPPF Section 16)

The proposal supports the continued viable use of a long-standing public house, contributing to the area's social and cultural vitality (NPPF 2026 para. 16.7). The works preserve the conservation area's character and appearance (para. 16.12) and do not affect the listed building's fabric or setting (para. 16.15).

6. Conclusion

The proposal accords with **NPPF 2026 Section 16** and **Chapter 20 (HE5, HE6, HE9)**. It results in **no harm** to heritage significance and supports the sustainable future of a historic community asset.