

Our Ref: 69418
Your Ref:
Date: 08 March 2024
Please ask for: Claire Booth
Direct Line: 0161 253 5396
Fax: 0161 253 7373
E-Mail: Claire.Booth@bury.gov.uk

Mr Jim Eccles
JPE Consultancy Limited
9 Woodend Drive
Stalybridge
Cheshire
SK15 2SF

Dear Mr Eccles,

Proposal: Listed Building Consent for the change of use of existing offices to 9 no. apartments with internal and external alterations, the provision of bicycle rack and bin storage and a new boundary wall and gates at rear
Location: 18-20 St Marys Place, Bury, BL9 0DZ

I write to confirm that the following pre-commencement Condition(s) pursuant to application 69417 have been complied with and are discharged providing that the development is carried out in accordance with the details as defined below, the requirements of all pre-commencement planning conditions will be complied with. The details approved are stipulated below:

Condition no. 3

Prior to any works commencing externally on the building, a window and door repair and refurbishment methodology shall be submitted to and approved in writing by the Local Planning Authority. The methodology shall include details of the repair/ refurbishment of windows, doors, architraves and linings, the colour of paint to be used, the ironmongery suitable to the character of the doors and windows. The details shall also include the replacement of any PVC architraves and linings with timber, the details of which shall be submitted to and agreed in writing by the Local Planning Authority.

Prior to occupation of any of the apartments the approved details shall be implemented in full.

Reason: In order to preserve the special architectural or historic interest of the building, in accordance with Policy EN2/3 - 'Listed Buildings' of the Bury Unitary Development Plan and the National Planning Policy Framework.

Approved Information:

Document Ref: 22/1289/305 – Window and Door Methodology

The references within the Window and Door Methodology to the windows and doors are shown on the following drawings:

Drawing no 22/1289/102C: Existing Ground Floor and Cellar Layout; and,

Drawing no. 22/1289/103C: Existing First and Second Floor Layouts.

LPA Decision: Providing that the development is implemented in accordance with the details and measures identified in the approved Window and Door Methodology, Document Ref: 22/1289/305, the requirements of the condition will be complied with.

Condition nos. 7

Prior to any of the approved external alterations taking place, sample materials for the proposed brick infills shown on Drawing no. 22/1289/204D: Proposed Elevations, the side elevations of the building where doors are being changed to windows shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved materials prior to occupation of any of the apartments hereby approved.

Reason: To ensure a satisfactory appearance to the development in the interests of the character of the listed building and the conservation area, in accordance with policies EN2/1, EN2/2 and EN2/3 of the Bury Unitary Development Plan and the National Planning Policy Framework.

Submitted Information:

Document ref; 22/1289/303A – Summary of compliance, Revision B.

The infill panels relate to:

- Door reference D3, as shown on Drawing no 22/1289/102C: Existing Ground Floor and Cellar Layout; and,
- Door Reference D8, as shown on Drawing no. 22/1289/103C: Existing First and Second Floor Layouts.

LPA Decision:

- Door reference D3 will be infilled with the materials detailed within the revised Summary of Compliance document Revision B, updated 19.01.2024, referred to as 'First infill panel' specifying a Mulcol 73mm, Colour Red Multi, with a sanded appearance, supplied by Wienerberger Ltd.
- Door reference D8 will be infilled with the materials detailed within the revised Summary of Compliance document Revision B, updated 19.01.2024, referred to as 'Second infill panel' specifying a Leicester Red Stock Best brick, colour Red.

Providing that the development is carried out in accordance with these details, the requirements of the condition will be complied with.

Condition no. 8

Prior to any of the approved external alterations taking place, sample materials for the proposed boundary wall, railings and gates shown on Drawing nos. 22/1289/206A, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved materials prior to occupation of any of the apartments hereby approved.

Reason: To ensure a satisfactory appearance to the development in the interests of the character of the listed building and the conservation area, in accordance with policies EN2/1, EN2/2 and EN2/3 of the Bury Unitary Development Plan and the National Planning Policy Framework.

Submitted Information:

Document ref; 22/1289/303A – Summary of compliance, Revision B detailing:

Proposed brick for low walling:

Name: Outside Blend

Colour: Red multi with dark overburns & pale banding

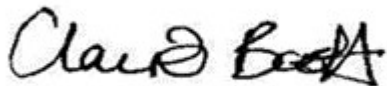
Size: 73x215x102.5mm

Supplier: Imperial Bricks.

Proposed railings to be black steel railings: 700mm high with 20x8mm steel top and bottom bars and decorative finials to match railings to adjacent property (16 St Mary's Place).

LPA Decision: Providing that the development is carried out in accordance with these details, the requirements of the condition will be complied with.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Claire Booth'. The signature is written in a cursive, slightly stylized font.

Senior Planning Officer
Development Management Team, Bury Council