

# NOTICE OF PLANNING PERMISSION

## Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

**To:**

Andrew Burns  
Atelier MB  
Suite 2A  
Amazon House  
Brazil Street  
Manchester  
M1 3PW

**On Behalf Of:**

Broad Property Ltd  
59 Egerton Road  
London  
N16 6UE

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### PART 1 - Particulars of Application

**Application Number:** 71523

**Date of Registration:** 13/02/2025

**Proposal:**

Variation of condition 2 (approved plans) for listed building consent ref. 68112 to re-glaze existing rooflights, addition of 4no. conservation rooflights and internal amendments to comply with fire regulations, show more of the historic fabric and create better layouts for future occupiers

**Location:**

1 The Rock, Bury, BL9 0JP

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### PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 The development must be begun not later than the expiration of three years from the date of the original permission for Listed Building Consent ref 68112 (date of original consent 17/6/2022)  
Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 This decision relates to drawings -

Project re 2065 -

Proposed basement Plan Scheme A P(100) rev B  
Proposed ground floor Plan Scheme A P(110) rev A  
Proposed first floor Plan Scheme A P(120) rev A  
Proposed second floor Plan Scheme A P(130) rev A  
Proposed third floor Plan Scheme A P(140) rev B  
Proposed fourth floor Plan Scheme A P(150) rev A  
Proposed roof Plan Scheme A P(160)

and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

- 3 The velux rooflights hereby approved and to be installed shall be a conservation area type, constructed from steel or timber only, coloured black and fitted flush to the roof slope.

Reason. In order to preserve the special architectural or historic interest of the building in the Conservation Area pursuant to the principles of the NPPF and UDP Policies EN1/2, EN2/1, EN2/2 and EN2/3 and PfE policy JP-P2.

- 4 No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans / supporting documentation and condition 3 for the rooflights.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policies EN1/2 - Townscape and Built Design, EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control and EN2/3 - Listed Buildings of Bury Unitary Development Plan and PfE Policy JP-P2

#### **Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015**

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

#### **The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:**

|       |                                                  |
|-------|--------------------------------------------------|
| NPPF  | National Planning Policy Framework               |
| Area  | Area BY6 - Central Shopping Area                 |
| BY6   |                                                  |
| S1/1  | S1/1 - Shopping in Bury Town Centre              |
| S2/3  | S2/3 - Secondary Shopping Areas and Frontages    |
| EN2/1 | EN2/1 - Character of Conservation Areas          |
| EN2/2 | EN2/2 - Conservation Area Control                |
| EN2/3 | EN2/3 - Listed Buildings                         |
| EN1/2 | EN1/2 - Townscape and Built Design               |
| HT2/4 | HT2/4 - Car Parking and New Development          |
| H1/2  | H1/2 - Further Housing Development               |
| H2/1  | H2/1 - The Form of New Residential Development   |
| H2/2  | H2/2 - The Layout of New Residential Development |
| H2/4  | H2/4 - Conversions                               |
| EN7/2 | EN7/2 - Noise Pollution                          |
| TC2/1 | TC2/1 - Upper Floors                             |
| TC2/2 | TC2/2 - Mixed Use Development                    |
| HT5/1 | HT5/1 - Access For Those with Special Needs      |
| JP-P2 | Heritage                                         |
| JP-C2 | Digital Connectivity                             |

JP-S2 Carbon and Energy  
JP-H3 Type, Size and Design of New Housing  
JP-H4 Density of New Housing

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

**Applicant Plan Numbers:**

Project re 2065 -

Proposed basement Plan Scheme A P(100) rev B  
Proposed ground floor Plan Scheme A P(110) rev A  
Proposed first floor Plan Scheme A P(120) rev A  
Proposed second floor Plan Scheme A P(130) rev A  
Proposed third floor Plan Scheme A P(140) rev B  
Proposed fourth floor Plan Scheme A P(150) rev A  
Proposed roof Plan Scheme A P(160)

Heritage Statement; Design and Access Statement  
Heritage Statement Addendum by Atelier.MB Feb 2025 project ref 2065

**NOTES TO APPLICANT**

Not Applicable

Signed:



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On behalf of the Council

**Date of Decision:** 07/04/2025