

NOTICE OF LISTED BUILDING CONSENT

Planning (Listed Buildings and Conservation Areas) Act 1990 Planning (Listed Buildings and Conservation Areas) Regulations 1992

To:

Mr Charles Rose
The Heritage Practice Ltd
10 Bloomsbury Way
London
WC1A 2SL

On Behalf Of:

Broad Property Ltd
59 Egerton Road
London
N16 6UE

PART 1 - Particulars of Application

Application Number: 73398

Date of Registration: 06/07/2026

Proposal:

Listed Building Consent to dismantle the roof and various parts of the facade and storage of salvaged material following a fire

Location:

Ground Floor & First Floor to Third Floor
Parts, 1 The Rock, Bury, BL9 0JP

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 works of dismantling, storage and strategy for re-use hereby retrospectively approved, shall not extend beyond the scope and recommendations of the submitted documents hereby approved without the written authorisation of the Local Planning Authority: Site Inspection Report - MJC25/11/449 dated 25/11/25, Heritage Impact Assessment dated June 2026, Existing elevations SK01, SK02 and SK03, Marston and Grundy LLP - Consulting Engineers - Post Fire Preliminary Inspection Report dated 5/12/25, Marston and Grundy LLP - Consulting Engineers - 1 The Rock - Strategy for Re-Use of Salvaged Structural Elements, Acero - 1 The Rock - Open Tasks (Detailed) dated 16/3/26, Acero - Conservation Method Statement for Emergency Dismantling and Stabilisation Works dated 31/12/25.
Reason. In order to preserve the special architectural or historic interest of the building.

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:

EN2/3 EN2/3 - Listed Buildings
JP-P2 Heritage
NPPF National Planning Policy Framework

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:

Site Inspection Report - MJC25/11/449 dated 25/11/25, Heritage Impact Assessment dated June 2026, Existing elevations SK01, SK02 and SK03, Marston and Grundy LLP - Consulting Engineers - Post Fire Preliminary Inspection Report dated 5/12/25, Marston and Grundy LLP - Consulting Engineers - 1 The Rock - Strategy for Re-Use of Salvaged Structural Elements, Acero - 1 The Rock - Open Tasks (Detailed) dated 16/3/26, Acero - Conservation Method Statement for Emergency Dismantling and Stabilisation Works dated 31/12/25

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', is written over a dotted line.

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On behalf of the Council

Date of Decision: 28/08/2026