

NOTICE OF LISTED BUILDING CONSENT

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

To:

Mr Daniel Waugh
Dickinson Waugh Architecture Ltd
The Cart House
Hollins Farm
Twemlow Farm
Holmes Chapel
CW4 8GE

On Behalf Of:

Daniel Thwaites
Myerscough Road
Mellor Brook
Lancashire
BB2 7LB

PART 1 - Particulars of Application

Application Number: 72747

Date of Registration: 16/02/2026

Proposal:

Listed building consent for a fabricated safety walkway and external staircase including alteration to existing window to form doorway

Location:

Two Tubs Inn, 19 The Wylde, Bury, BL9 0LA

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 beginning with the date of this permission.
Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 The works hereby permitted shall be carried out only in accordance with the following approved plans and associated documents:
 - Drawing Ref. 2272/03: Location Plan;
 - Drawing no. 2272/01: Existing Floor Plans & Elevations;
 - Drawing no. 2272/02: Proposed Floor Plans & Elevations; and,
 - Document Reference: 2717 - HIA: Dickinson Waugh Conservation, Heritage Statement and Impact Assessment, dated December 2025;

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

Reason. For the avoidance of doubt, to ensure that the works take the agreed form envisaged by the Local Planning Authority when determining the application and to ensure the works preserve the special architectural and historic interest of the listed building.

- 3 The key clamp handrail, escape ladder and new door hereby approved shall all be painted black and shall be maintained as such thereafter.

Reason. To ensure an appropriate finish which is sympathetic to the character and appearance of the listed building and its surroundings in accordance with the requirements of Policies EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control and EN2/3 - Listed Buildings of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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
NPPG National Planning Policy Guide

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:

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 08/04/2026