

NOTICE OF LISTED BUILDING CONSENT

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

To:

Mrs Pamela Chesterman
Irwin Mitchell LLP
Horton House
Exchange Flags
Liverpool
Merseyside
L2 3PF

On Behalf Of:

Windlehurst Estates Limited
77 Windsor Road
Prestwich
Manchester
M25 0DB

PART 1 - Particulars of Application

Application Number: 70214

Date of Registration: 11/03/2024

Proposal:

Listed building consent for conversion of existing public house to 5 no. apartments

Location:

Lord Raglan, Mount Pleasant, Nangreaves, Bury, BL9 6SP

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 This decision relates to drawings Project number DA18037 -

Drawing no. 101 rev 2: Location Plan
Drawing no. 102 rev 2: Site - Block Plan
Drawing no. 002 rev 17: Existing and Proposed Site Plan
Drawing no. 002: Existing GA Plans
Drawing no. 003 rev 2: Existing elevations
Drawing no. 004 rev 3: Proposed GA plans
Drawing no. 020 rev 3: Fire plan
Drawing no. 030 rev 2: Finishes
Drawing no. 012 rev 1: Setting out elevations
Drawing no. 221 rev 2: Driveway and retaining walls sections - proposed
Drawing no. 0.221 rev 2: Driveway and retaining wall sections - proposed
Drawing no. 222: Driveway and retaining wall sections - existing
Drawing no. 223: Existing and proposed sections
Drawing no. 0.002 rev 17: Existing and proposed landscape plan

Drawing no. 0.223: Existing and proposed sections - pub rear

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 Notwithstanding the submitted information, no development shall commence until details of all external materials and finishes to be used for the repair, maintenance and refurbishment of the building has been submitted to, inspected, and approved in writing by the Local Planning Authority. All works shall be undertaken in accordance with the approved details.

Reason. A pre-commencement condition is required in order to ensure that the details are satisfactory to preserve the listed building and its setting and character in accordance with 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.
- 4 Notwithstanding the submitted plans, no development shall commence unless or until a scheme to replace all windows and doors on all elevations of the building shall be submitted to and approved by in writing by the Local Planning Authority. Replacement windows shall be of a timber single sliding sash construction only. The scheme shall include details of their design, specification, method of opening, method of fixing, finish, and there set back in to the reveals, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.

Reason. In order to preserve the special architectural or historic interest of the listed building and conservation area in accordance with Policies EN2/3 - Listed Buildings and EN2/2: Conservation Area Control and EN2/1: Character of Conservation Areas of the Bury Unitary Development Plan and Policy, JP-P2 - Heritage and the principles of the National Planning Policy Framework.
- 5 All roof lights shown on drawing no. DA18037 012 rev 1 - Setting out elevations shall be of a 'conservation style' to sit flush with the roof surface and shall not protrude from the roof plane.

Reason. To ensure a sympathetic relationship with the character and appearance of the host building, a listed building and in accordance with the requirements of Policies 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.
- 6 No development shall commence unless or until full details of the siting, appearance and materials to be used in the construction of all extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, rainwater goods, including their fixing to the listed building, the glazed roof lantern, or any other external accretion shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the approved details.

Reason. Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building, in accordance with Policies EN2/3: Listed Building of the Bury Unitary Development Plan and Policy JP-P2: Heritage of the Places for Everyone Joint Development Plan.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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
EN1/2 EN1/2 - Townscape and Built Design
EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
EN2/3 EN2/3 - Listed Buildings
JP-P2 Heritage

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:

Location plan 101 rev 2
Site - block plan 102 rev 4
Existing and proposed site plan 002 rev 19
Existing GA plans 002
Existing elevations 003 rev 2
Proposed GA plans 004 rev 3
Fire plan 020 rev 3
Finishes 030 rev 2
Setting out elevations 012 rev 1
Driveway and retaining walls sections - proposed 221 rev 2
Driveway and retaining wall sections - proposed 0.221 rev 2
Driveway and retaining wall sections - existing 222
Existing and proposed sections 223
Existing and proposed landscape plan 0.002 rev 17
Existing and proposed sections - pub rear 0.223

NOTES TO APPLICANT

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>
2. The Council have granted this listed building consent subject to conditions which are considered essential. Where conditions require the agreement of certain details this

agreement should be the subject of an application for those conditions to be discharged. Where conditions require agreement of any matter prior to certain works being carried out, the 'Discharge of Condition' application should be submitted and the conditions discharged before those works are carried out on site. FAILURE TO DO SO COULD INVALIDATE THE LISTED BUILDING CONSENT. The Council reserve the right to refuse consent for the retention of works not carried out in accordance with the conditions and to take enforcement action to secure compliance with the conditions.

Your right to appeal to the Secretary of State for the Environment against any relevant condition is indicated on the reverse side of the decision notice.

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: 23/10/2025