

NOTICE OF LISTED BUILDING CONSENT

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

To:

Mr J Holt
John Holt Architects Ltd
3 Manchester Road
3 Manchester Road
Bury
BL9 0DR

On Behalf Of:

Mrs Hoath
26 Holcombe Village
Bury
Ramsbottom
BL8 4LZ

PART 1 - Particulars of Application

Application Number: 68130

Date of Registration: 14/03/2022

Proposal:

Listed Building Consent for installation of wrought iron handrail to external entrance steps

Location:

26-30 Holcombe Village, Ramsbottom, Bury, BL8 4LZ

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 - Site location plan 19-572/01; Proposed site plan 22/621.11; Scheme proposal - elevations and layout 22/621.01 (A) 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 listed.
- 3 The railings hereby approved shall be finished in a black colour and thereafter maintained as such.
Reason. In the interests of visual amenity pursuant to Bury Unitary Development Plan Policies EN1/1 - Visual Amenity, EN2/3 - Listed Buildings and the principles of the NPPF.

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
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
EN9/1	EN9/1 - Special Landscape Areas
H2/3	H2/3 - Extensions and Alterations
HT5/1	HT5/1 - Access For Those with Special Needs
OL1	OL1 - Green Belt
OL7/2	OL7/2 - West Pennine Moors

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 location plan 19-572/01; Proposed site plan 22/621.11; Scheme proposal - elevations and layout 22/621.01 (A)

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 04/05/2022