

NOTICE OF LISTED BUILDING CONSENT

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

To:

Mr Jim Eccles
JPE Consultancy Limited
9 Woodend Drive
Stalybridge
SK15 2SF

On Behalf Of:

Mr Dudley

PART 1 - Particulars of Application

Application Number: 69803

Date of Registration: 26/06/2023

Proposal:

Listed building consent for conversion of existing barn to 4 no. dwellings and replacement of existing stables with 1 no. dwelling

Location:

Barrack Fold Farm, Knowsley Road,
Ainsworth, Bolton, BL2 5PU

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 numbered 23/1283/100, 23/1283/101, 23/1283/112, 23/1283/113, 23/1283/162B, 23/1283/163B, 23/1283/201, 23/1283/202, 23/1283/203, 23/1283/212, 23/1283/213, 23/1283/262B, 23/1283/263B, M693/BFF/LAND/01 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 A sample panel of brickwork and mortar, demonstrating the colour, texture, face bond and pointing, not less than 1 sq.m in size, shall be erected on site for inspection, and approval in writing, by the Local Planning Authority prior to the commencement of the development. Samples of the roofing materials shall also be made available for inspection on site. Thereafter the development shall be constructed in the approved materials and manner of construction.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

- 4 Prior to commencement of works, a notice of intent to start the works hereby approved, including a timetable schedule of the works, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved timetabled schedule.

Reason - To ensure that the development is carried out in accordance with the approved plans, to protect the fabric of a listed structure/building during implementation and pursuant to Policy EN2/3 – Listed Buildings of the Bury Unitary Development Plan.

- 5 Detailed drawings of the window frames at no less than 1:20 scale, including the materials shall be submitted to and first approved in writing by the Local Planning Authority before any development is commenced.

Reason. To ensure a satisfactory form of development pursuant to Policy EN2/3 - Listed Buildings of the Bury Unitary 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 pre-application discussions 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:

OL1/1 OL1/1 - Designation of Green Belt
OL7/2 OL7/2 - West Pennine Moors
EN9/1 EN9/1 - Special Landscape Areas
EN2/3 EN2/3 - Listed Buildings

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:

23/1283/100
23/1283/101
23/1283/112
23/1283/113
23/1283/162B
23/1283/163B
23/1283/201
23/1283/202
23/1283/203
23/1283/212
23/1283/213
23/1283/262B
23/1283/263B
M693/BFF/LAND/01

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for h...".

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On behalf of the Council

Date of Decision: 22/11/2023