

NOTICE OF LISTED BUILDING CONSENT

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

To:

Mr Ralph Taylor
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

On Behalf Of:

Mr Richard Basso
C/o agent

PART 1 - Particulars of Application

Application Number: 70126

Date of Registration: 29/09/2023

Proposal:

Listed building consent for replacement of 3 no. non-original windows on the first floor of the south elevation with like for like timber framed slimline double-glazed windows

Location:

3 The Stables, Scholes Lane, Prestwich, Manchester, M25 0NH

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 Location Plan 3-001, Existing Window & Section Details 3-100, Proposed Window & Section Details 3-200 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.

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
EN1/2 EN1/2 - Townscape and Built Design
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:

Location Plan 3-001, Existing Window & Section Details 3-100, Proposed Window & Section Details 3-200

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 20/11/2023