

**The Lord Raglan Public House, Mount Pleasant,
Bury BL9 6SP (Ref: 70213 and 70214)**

Ref: 4431

Heritage Comments on Fire Plan

July 2025

Background

We understand that in response to a request by Bury Council ('the Council') the applicant has submitted a fire plan to accompany the submission documents for the current application ref 70213 and 70214.

Current Application

- The proposed development of the Grade II Lord Raglan public house is *exactly the same* as proposed in the listed building consent and planning application (Ref: 65428 & 65331) submitted in February and April 2020 respectively for the conversion of the Lord Raglan Public House to form five apartments.
- The April 2020 application had also included the development of terraced houses on the former pub car park. These proposed houses are **no longer part** of the current application. Therefore, only the conversion of the listed building to apartments is relevant.
- In response to the April 2020 application for the conversion of the public house (which is identical to the current application) the Council's Conservation Officer stated that:
 - *The conversion of the Listed Lord Raglan **would be acceptable** in that it would be brought back into a viable use. **Its historic, communal, evidential and aesthetic values would not be impacted** by the proposed conversion as only internal alterations would be carried out and as far as is understood would only result in the adaptation of the building which would be reversible and the soft strip or removal of 20th century fixtures and fittings. **As such its group value would not be affected nor would its conversion impact on the character and appearance of the conservation area*** (dated 16th June 2020).
- The baseline heritage context remains the same and the development proposals for the conversion of the Lord Raglan remain the same. Therefore, it is assumed that the Council's Conservation Officer's comments also remain the same and thus the significance of the Lord Raglan and the conservation area in which it sits will be preserved.
- As the Council is aware there has been extensive correspondence between officers and the Applicant. Not once has the Council referenced the proposed conversion of the Lord Raglan public house as causing harm to any heritage asset.

- The only comment was on 5th November 2024 in response to the current application, when the officer said their previous comments from April 2020 (referenced above) still abide.
- The Council's Conservation Officer has only ever raised concerns in relation to the previously proposed terrace housing – this is evidenced in the suggested heritage ground for refusal for application 65428 (17 Feb 2022) which only referenced the new build dwellings with no reference to the conversion of the public house.
- It is for this reason, that the Applicant is only applying for the conversion of the Lord Raglan in the current application.

The Lord Ragland (Grade II, NHLE: 1318119)

Description and History

The Lord Raglan is a detached, two storey stone building with cellars and an attic, dating from the nineteenth century with later additions, situated to the north of the former cotton mill complex and factory village known as Mount Pleasant, at Nangreaves 4km north of Bury.

Known locally as 'The Rag' it is said to have been originally used as a butcher's shop and store on the busy turnpike road between Bury and Burnley, later becoming a hostelry, although the origins of this are not clear. The original date of the building is also in some doubt, in places ranging from 1825 (according to the Nangreaves Village website [www.nangreaves.freeuk.com]) although attributed to the late nineteenth century in the Conservation Area Appraisal. **The Historic England listing** describes it as:

*"On extreme north-east corner of mill complex. Probably late C19, much altered. Stone, painted white, with moulded stone cornice and stone chimney. Added square porch. Four windows with modern glazing bars. **Included for Group Value only**"*

Assessment of Significance

The listed building has undergone a considerable degree of unsympathetic changes both internally and externally most notably the extensions, window treatment and internal studwork and thus the list description notes that the public house is included for **group value only**.

Proposed development

In response to officer comments, the Applicant proposes the submitted fire plan, which Smith Jenkins have reviewed.

Due to the existing modern external extensions and previous internal changes, the current fabric and plan form of the listed building is **not considered to contribute to the historic or architectural interest of the listed building**. This opinion is shared by Historic England who have designated the building for its group value only.

The fire plan proposes **no change** to the existing fenestration with existing pipework and conduits utilised. Nor will there be any demolition of existing structural walls or new extension work. As such, the proposed fire plan will have no impact on the significance of the building nor the character and appearance of the conservation area.

The proposed fire plan will facilitate the proposed development and refurbishment of the listed building, utilising like for like materials which will improve its appearance and enhance its special interest. As the conservation officer has previously stated this '*conversion of the Listed Lord Raglan **would be acceptable in that it would be brought back into a viable use. Its historic, communal, evidential and aesthetic values would not be impacted** by the proposed conversion as only internal alterations would be carried out and as far as is understood would only result in the adaptation of the building which would be reversible and the soft strip or removal of 20th century fixtures and fittings. As such its group value would not be affected nor would its conversion impact on the character and appearance of the conservation area*' (dated 16th June 2020).

Relevant Policy

The Lord Raglan has been empty for some time and whilst it has been maintained, the proposed development provides an opportunity to enhance its current condition and its contribution to the conservation area and the other heritage assets in Mount Pleasant. As such, the application is in accordance with paragraph 190 of the NPPF which states that:

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

The proposed fire plan , will cause no harm and instead improve its appearance utilising appropriate materials to enhance its special interest. Such works will also preserve and enhance the significance of the conservation area.

Jennifer Cooke, Director (Heritage & Townscape)
For and on behalf of Smith Jenkins Planning & Heritage
July 2025