

NOTICE OF LISTED BUILDING CONSENT

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

To:

Mr Joe Jennings
ExtensionsNW Ltd
3 Cribden Street
Rawtenstall
Rossendale
BB4 8HZ

On Behalf Of:

Mrs Paula Hampton
WHN Solicitors
14 Manchester Road
Bury
BL9 0DX

PART 1 - Particulars of Application

Application Number: 67752

Date of Registration: 16/11/2021

Proposal:

Listed building consent for remedial work to the existing rear of building and roof to include re-pointing walls, re-slating the main roof, replacement window and replacing flat roof construction

Location:

12-14 Manchester Road, Bury, BL9 0DX

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 2992-01 Revision A, 2992-02, Project Solutions Limited - Schedule of Workks dated 6th October 2021, Window Sample Photograph, Window Detail Drawing and the development shall not be carried out except in accordance with the drawings, window sample and work schedule hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the listed building pursuant to adopted Bury Unitary Development Plan policy EN2/3 - Listed Buildings and paragraphs 194, 195, 199, 200 and 202 of the National Planning Policy Framework.
- 3 Repairs to the roof covering shall be carried out in accordance with the submitted Schedule of Works using the existing slates and any replacements required shall be of the same type, size, thickness and colour of slate as the existing original slates and relaid with the same course as the existing.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair

and to preserve the significance of the listed building pursuant to adopted Bury Unitary Development Plan policy EN2/3 - Listed Buildings and paragraphs 194, 195, 199, 200 and 202 of the National Planning Policy Framework.

- 4 Re-pointing of Brickwork - The raking out of the brick work shall be carried out using hand tools and without the use of power tools.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the listed building pursuant to adopted Bury Unitary Development Plan policy EN2/3 - Listed Buildings and paragraphs 194, 195, 199, 200 and 202 of the National Planning Policy Framework.

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:

EN2/3 EN2/3 - Listed Buildings
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:

2992-01 Revision A, 2992-02, Project Solutions Limited - Schedule of Workks dated 6th October 2021, Window Sample Photograph, Window Detail Drawing.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 11/01/2022