

Lord Raglan, Mount Pleasant, Nangreaves – 70214

Listed building consent for conversion of existing public house to 5 no. apartments.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving a listed building or its setting or any feature of architectural or historic interest it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building.

Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

It is understood and accepted that the heritage significance of the former Lord Raglan public house is derived from its group value by virtue of its age, design and use of local materials and as such the contribution it makes to the character and appearance of the conservation area.

The conversion of the listed Lord Raglan would be acceptable in that it would be brought back into a viable use compatible with its conservation. Its historic and architectural interest 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 would include the soft strip and removal of 20th century fixtures and fittings. As such its group value would not be affected and its significance would be preserved and as such it would continue to preserve the character and appearance of the conservation area.

The conversion would either comply with or not be contrary to Bury adopted UDP policies EN2/1 - Character of Conservation Areas, EN2/2 – Conservation Area Control, EN2/3 – Listed Buildings. Paragraphs 203, 205, 206, 208 and 212 of the National Planning Policy Framework. Greater Manchester Combined Authority Joint Plan Policy Environment – JP-P2.

Conservation Officer

4/6/24