

NOTICE OF LISTED BUILDING CONSENT

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

To:

Mr David Garvey
275 Ainsworth Road
Bury
BL8 2LS

PART 1 - Particulars of Application

Application Number: 67568

Date of Registration: 18/10/2021

Proposal:

Listed building consent for proposed maintenance works to the property- Works consist of repairs to chimneys, roof, pointing, lead work, gutters windows and doors externally. Internally a scheme of redecoration and refurbishment to areas of damp and decay.

Location:

Old Hall, Lower Chesham, Bury, BL9 6BX

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 drawing numbered KN01 and submitted **Chesham Hall - Work Schedule** and the development shall not be carried out except in accordance with the drawing 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 Grade II* listed Chesham Old Hall 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 Chesham Hall - Works Schedule using the existing stones slates and any replacements required shall be of the same type, size, thickness and colour of stone as the existing original stone slates. Mortar repairs/fixings shall be carried out with lime mortar no stronger than 3.5 Natural Hydraulic Lime (NHL 3.5). Where there is a requirement for the removal failed mortar and or the removal of inappropriate cementitious repair this 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 Grade II* listed Chesham Old Hall 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 Before any repairs found to be required to the roof timbers during the roof covering repairs are carried out an assessment of the condition of the roof timbers and method statement of repair shall be submitted to and approved in writing by the Local Planning Authority before the roof timber repair is carried out.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the Grade II* listed Chesham Old Hall 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.

- 5 Chimneys - The removal of cementitious repairs shall be carried out using hand tools and without the use of power tools. Mortar repairs/fixings shall be carried out with lime mortar no stronger than 3.5 Natural Hydraulic Lime (NHL 3.5).

Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the Grade II* listed Chesham Old Hall 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.

- 6 Samples of replacement brick to be used in any repairs shall be submitted to and approved in writing by the Local Planning Authority before the repairs are carried out.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the Grade II* listed Chesham Old Hall 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.

- 7 Lead window repairs to be completed by a specialist subcontractor. A method statement of repair shall be submitted to and approved in writing by the Local Planning Authority before the repairs are carried out.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the Grade II* listed Chesham Old Hall 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.

- 8 Details of the replacement of rotten timber windows with Crittall style steel frames shall be submitted to and approved in writing by the Local Planning Authority before the window replacement is carried out.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the Grade II* listed Chesham Old Hall 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.

- 9 External stonework repairs and cleaning shall be carried out in accordance with the submitted Chesham Hall - Works Schedule. Mortar repairs/fixings shall be carried out with lime mortar no stronger than 3.5 Natural Hydraulic Lime (NHL 3.5). Where there is a requirement for the removal failed mortar and or the removal of inappropriate cementitious repair this work shall be carried out using hand tools 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 Grade II* listed Chesham Old Hall 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.

- 10 An assessment of the stone repairs required and method statement of repair to include indent repairs to the stone mullions where required is to be carried out by a suitably qualified and experienced stone mason and shall be submitted to and approved in writing by the Local Planning Authority before the repairs are carried out.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the Grade II* listed Chesham Old Hall 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.
- 11 A sample of replacement non-historic rainwater goods shall be submitted to and approved in writing by the Local Planning Authority before the replacement is carried out.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the Grade II* listed Chesham Old Hall 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.
- 12 A detailed assessment and method statement of repair for the structural works required as identified in the submitted Chesham Hall - Works Schedule shall be carried out by a suitably qualified structural engineer and shall be submitted to and approved in writing by the Local Planning Authority before the works are carried out.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the Grade II* listed Chesham Old Hall 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 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
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:

KN01 and submitted Chesham Hall - Work Schedule

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 21/12/2021