



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
378024	416422

Description

Applicant Details

Name/Company

Title

Mrs

First name

Amanda

Surname

Riley

Company Name

Address

Address line 1

Manor House

Address line 2

48 Cross Lane

Address line 3

Town/City

Holcombe

County

Country

GB

Postcode

BL8 4LY

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Replacement of rotten and non-original timber windows and front entrance door with heritage-appropriate replacements. Reinstatement of a previously removed internal wall to restore the original layout and character of the Grade II listed building.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

Immunity from Listing

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☐ Yes
☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Wooden Sash Frames.
2684801 Manor House Install Wall Existing and Proposed
2684802 Manor House Front Elevation
Front Elevation Sash Windows
Ref No 1 Size B
Ref No 2 Size A
Ref No 3 Cross Sectional View of Sash
Ref No 4 Cross Sectional Upright View
VGUK Data Brochure - LandVac
Steelyte.
24mm+Plain+Insulead+Fixed
24mm+Plain+Steelyte+II+Opener
2684803 Manor House Back Elevation
Letter re Building Regulation compliance
Touchstone Brochure 2025
Front Door.
Cellar Door External
Cellar Door Internal
Front Door
Proposed Front Door Style
Internal wall.
2684801 Manor House Install Wall Existing and Proposed
Architrave Close Up Picture
Architrave Picture Existing and Proposed
Cornice Picture
Skirting Board Picture Existing and Proposed
Internal Door Existing and Proposed
Site and location plan 2684802 Manor House Front Elevation and ONS MAP BL8 4LY.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Windows

Existing materials and finishes:

Existing windows comprise non-original painted softwood casement windows. The front elevation windows are early double-glazed timber casements and the rear elevation windows are predominantly single-glazed timber casements.

Proposed materials and finishes:

The proposed replacement front windows will comprise traditional vertically sliding sash windows manufactured from Accoya timber and finished in paint. The windows have been designed to replicate the proportions and appearance of historic sash windows, incorporating slim glazing bars, narrow sightlines and traditional joinery details. The windows will be fitted with LandVac Enhance heritage vacuum glazing, comprising two panes of glass separated by a vacuum cavity of approximately 0.3mm. This slim construction allows the use of traditional glazing bar dimensions and avoids the bulky appearance often associated with conventional double glazing. The glazing unit has an overall thickness of approximately 8.3mm and can achieve centre-pane U-values as low as 0.4 W/m²K. The proposed windows will replace deteriorated non-original twentieth-century casement windows and provide a more historically appropriate appearance whilst significantly improving thermal efficiency, reducing draughts and preserving the character of the Grade II listed building. Materials Frames and sashes: Accoya timber. Finish: Painted. Glazing: LandVac Enhance heritage vacuum glazing. Design: Traditional sliding sash with slim glazing bars and heritage sightlines Rear elevation windows will be replaced with a combination of Touchstone Steelyte II opening casement windows and Insulead fixed glazing units. The Steelyte II casements are manufactured from thermally broken high-grade stainless steel with slim 35mm sightlines. The Insulead units are a frameless glazing system designed to minimise alteration to the existing stone mullions and historic building fabric. Both systems incorporate 24mm argon-filled double-glazed units with Albion Crowne glass, providing the appearance of traditional hand-drawn glass whilst improving thermal performance and reducing draughts. Frames: Touchstone Steelyte II opening casements in thermally broken high-grade 304 stainless steel, together with Touchstone Insulead frameless fixed glazing units. Finish: Powder-coated finish black Glazing: 24mm argon-filled double-glazed units comprising Albion Crowne 4mm Optiwhite outer glass, 16mm Swiss U warm-edge spacer bar and 4mm Pilkington KA inner pane, toughened as standard. Design: Slim sightline heritage casements and frameless fixed units designed to work within the existing stone mullions and minimise alteration to the historic fabric.

Type:

External doors

Existing materials and finishes:

The existing front door is a non-original stained timber entrance door incorporating vertical boarded detailing and decorative glazed panels. The door is of a relatively recent design, has become warped over time and is not considered to be historically significant. Its appearance is not consistent with the formal Georgian character of the principal elevation.

Proposed materials and finishes:

Material: Accoya timber. Finish: Painted. Design: Bespoke traditional entrance door incorporating raised and fielded panels, designed to reflect the character and proportions of historic Georgian doors. [Heritage Statement | Word] Purpose: Replacement of the existing non-original and warped timber door with a high-quality Accoya timber door that is more in keeping with the architectural character of the Grade II listed building. The replacement style shown in the submitted image is a traditional panelled door with raised and fielded panels, which is more sympathetic to the building's historic character than the existing door. The existing door is a later timber door with glazed panels that has become distorted and is not considered original to the property.

Type:

Other

Other (please specify):

Cellar Door

Existing materials and finishes:

Painted timber boarded double cellar doors with traditional brace and strap hinge detailing. Existing doors are weathered and deteriorating, particularly at lower levels

Proposed materials and finishes:

Existing cellar entrance doors comprise painted timber double doors of boarded construction. The doors show signs of age and deterioration, particularly to the lower sections. Material: Timber. Finish: Painted. Design: Like-for-like replacement timber double doors to match the existing boarded design, proportions and appearance. Purpose: Replacement of deteriorated cellar doors to maintain the character of the listed building whilst improving durability and weather resistance.

Type:

Internal walls

Existing materials and finishes:

N/A. The original internal wall was removed during previous alterations and no wall currently exists in this location. The space currently forms an open-plan arrangement between the hall and living room

Proposed materials and finishes:

Wall: Timber stud partition comprising 100mm x 50mm timber studs with 12.5mm fire-resistant plasterboard and skim finish to both sides.

Insulation: Acoustic insulation within the stud cavity. Skirting: Skirting boards to match existing historic detailing. Door: Traditional six-panel timber door. Architrave: Architrave to match existing. Design: Reinstatement of a previously removed internal wall to restore the original room layout and historic character of the property. The wall will also provide improved fire separation to the principal escape route through the building

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

TBC

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

Yes. The proposals have been discussed with all neighbouring properties surrounding the Manor House. Feedback has been positive, and neighbours have expressed support for the project and enthusiasm for seeing the building repaired, restored and enhanced. The proposed works are considered to be sympathetic to the character of the Grade II listed building and the wider conservation area.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mrs

First Name

Amanda

Surname

Riley

Declaration Date

23/07/2026

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Amanda Riley

Date

27/07/2026