

From: Jennifer Cooke <j.cooke@smithjenkins.co.uk>
Sent: 22 July 2025 16:06
To: Pamela Chesterman <Pamela.Chesterman@IrwinMitchell.com>
Subject: [External] Heritage Comments on Fire-Plan

Dear Pamela

I have reviewed the proposed Fire Plan and my comments are as follows:

The Lord Raglan is a detached, two storey stone building with cellars and an attic, dating from the 19th 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.

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**”*

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**.

In response to officer comments, the Applicant proposes the submitted fire plan.

Due to the existing modern external extensions and previous internal changes, the current fabric and plan form of the 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. As such, the proposed fire plan will have no impact on the significance of the building. Existing fenestration, pipework and conduits will be utilised and there will be no demolition of existing structural walls or new extension work.

The proposed development and refurbishment of the listed building, in utilising like for like materials will improve its appearance and enhance its special interest.

Kind regards

Jennifer



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