

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Deborah Earls
K&D Planning
64
Lichfield
WS14 0JP

On Behalf Of:

Mr M Blum
Lester House Ltd
2nd Floor Parkgates
Bury New Road
Prestwich
M25 0TL

PART 1 - Particulars of Application

Application Number: 73460

Date of Registration: 22/07/2026

Proposal:

Replacement windows from grey aluminium
to grey uPVC.

Location:

Lester House, 22-40 Market Street and 19 -
21 Broad Street, Bury, BL9 0AJ

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 three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered 0862-P3A-XX-XX-DR-A-05011, 05311, 05311, 05321 and 05322 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

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:

EN1/1 EN1/1 - Visual Amenity
TC2 TC2 - Town Centre Enhancement and Development
EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control

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:

Drawings numbered 0862-P3A-XX-XX-DR-A-05011, 05311, 05311, 05321 and 05322.

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

.....
On behalf of the Council

Date of Decision: 24/08/2026