

NOTICE OF LISTED BUILDING CONSENT

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

To:

Mr Obanye
Iketecture
22 Telegraph Building
Harrington Way
Royal Borough of Greenwich
SE18 5NR

On Behalf Of:

Mr Adesanya
24 Midville Road
Clayton
Lancashire
M11 4JD

PART 1 - Particulars of Application

Application Number: 68549

Date of Registration: 10/06/2022

Proposal:

Listed building consent for proposed internal works to church building; Erection of fencing and railings around the perimeter of the church with gates for access

Location:

Stand United Reformed Church, Stand Lane, Radcliffe, Manchester, M26 1JE

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 drawings numbered Location Plan - 305 3, Proposed Site Block Plan - D.01 B, Proposed External Gate G1 - G.04 C, Proposed External Gate G2 - G.07 C, Proposed External Railing - G.08 B, Proposed External Gate G4 - G.10 C, Existing Site Block Plan – A.01 A, Existing GA Basement Floor Plan – A.02 A, Existing GA Ground Floor Plan – A.03 A, Existing GA Front & Rear Elevations – A.06 A, Existing Walker Street Elevation – A.07 A, Existing GA Flank Elevation 02 – A.08 A, Existing Crypt Floor Plan – H.01 A, Existing Internal Elevations BT.13 – H.02 A, Proposed Crypt Floor Plan – H.03 A, New Raised Floor in Crypt – H.05, Proposed KS Ground Floor Plan – E.02 A, Proposed Basement Floor – E.01 A, Proposed Internal Elevation GD22 – E.24A A 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 listed.

- 3 The external perimeter railing and gates detailed on drawings G.07 B, G.08 A and G.10 B and hereby approved shall be painted black within 3 months of their installation and maintained as such thereafter.
Reason: To preserve the special architectural and Historic interest of the Grade II listed Stand United Reformed Church pursuant to the principles of the NPPF and UDP Policy EN2/3.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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:

Location Plan - 305 3, Proposed Site Block Plan - D.01 B, Proposed External Gate G1 - G.04 C, Proposed External Gate G2 - G.07 C, Proposed External Railing - G.08 B, Proposed External Gate G4 - G.10 C, Existing Site Block Plan – A.01 A, Existing GA Basement Floor Plan – A.02 A, Existing GA Ground Floor Plan – A.03 A, Existing GA Front & Rear Elevations – A.06 A, Existing Walker Street Elevation – A.07 A, Existing GA Flank Elevation 02 – A.08 A, Existing Crypt Floor Plan – H.01 A, Existing Internal Elevations BT.13 – H.02 A, Proposed Crypt Floor Plan – H.03 A, New Raised Floor in Crypt – H.05, Proposed KS Ground Floor Plan – E.02 A, Proposed Basement Floor – E.01 A, Proposed Internal Elevation GD22 – E.24A A

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 15/12/2022