

NOTICE OF LISTED BUILDING CONSENT

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

To:

Harrison Ince
Harrison Ince Architects Ltd
Eastgate
2 Castle Street
Manchester
M3 4LZ

On Behalf Of:

Paul Curran
JD Wetherspoon
Wetherspoon House
Central Park
Reeds Crescent
Watford, Hertfordshire
WD24 4QL

PART 1 - Particulars of Application

Application Number: 72117

Date of Registration: 08/08/2025

Proposal:

Alterations to internal layout including the removal of a central bar and reforming a new bar underneath the proscenium arch, and new toilets formed. Alterations to HVAC system, and kitchen works. General refurbishment and decoration.

Location:

The Art Picture House, Haymarket Street,
Bury, BL9 0AY

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 (as amended).

- 2 This permission relates to the following plans:

Drawing ref. Location Plan - Planning Portal Reference: PP-14127780v1;

Drawing no. PN6264-08 - AS01 C: Existing Ground Floor Plan;
Drawing no. PN6264-08 - AS02 C - Existing First Floor Plan;
Drawing no. PN6264-08 - AS03 C - Existing Second Floor Plan;
Drawing no. PN6264-08 - AS04 C: Existing Basement Plan;

Drawing no. PN6264-08 - AS05 C: Ground Floor Demolition Plan;
Drawing no. PN6264-08 - AS06 B: Existing Section AA;

Drawing no. PN6264-08 - AS07 B: Existing Section BB;
Drawing no. PN6264-08 - AS09 B: Existing Rear External Elevation;
Drawing no. PN6264-08 - AS10: Demolition First Floor Plan;
Drawing no. PN6264-08 - AS11: Demolition Second Floor Plan;

Drawing no. PN6264-08 - AL01 G : Proposed Ground Floor;
Drawing no. PN6264-08 - AL02 D: Proposed First Floor Plan;
Drawing no. PN6264-08 - AL03 E: Proposed Second Floor Plan;
Drawing no. PN6264-08 - AL04 A: Proposed Basement Plan;

Drawing no. PN6264-08 - AD01 C: Proposed Bar Layout;
Drawing no. PN6264-08 - AD02 A: Proposed Back Bar Plan;
Drawing no. PN6264-08 - AD03 B: Proposed Overhead Bar Glass Rack Plan;
Drawing no. PN6264-08 - AD04 B: DDA Plans;
Drawing no. PN6264-08 - AD06 A: Proposed Details;
Drawing no. PN6264-08 - AD07 A: Proposed Entrance Tile Layout;
Drawing no. PN6264-08 - AD09 A: Proposed Mechanical Section;

Drawing no. PN6264-08 - AF01 A: Proposed Lighting Plan;
Drawing no. PN6264-08 - AF02 A: Proposed Floor Finishes Plan;
Drawing no. PN6264-08 - AF05 A: Proposed Ground Floor Decoration Plan;
Drawing no. PN6264-08 - AF06 A: Proposed Lighting Plan Second Floor;

Drawing no. PN6264-08 - AV01 F: Proposed Section AA;
Drawing no. PN6264-08 - AV02 D: Proposed Section BB;
Drawing no. PN6264-08 - AV04 A: Proposed Rear External Elevation;

Drawing no. 2444 M101 - 1: Ground Floor Mechanical;
Drawing no. 2444 M102 - 2: First Floor Mechanical;
Drawing no. 2444 M103 - 1: Second Floor Mechanical; and,
Drawing no. 2444 M104 - 1: Proposed Elevation

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt, to ensure that the works take the agreed form envisaged by the Local Planning Authority when determining the application and to ensure the works preserve the special architectural and historic interest of the listed building.

- 3 Before installation of the new bar area in accordance with approved plan AD03 A details of the design, colour and material of the approved curtain and samples of the approved up and down timber vertical slats for the bar front, including their colour, shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason: To protect the special interest of the grade II listed Art Picture House in accordance with Policy EN2/3: Listed Buildings of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 Before installation of the new entrance floor tiles in accordance with approved plan AD07 A, a sample of the tiles to be used are to be submitted to and approved in

writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason. To protect the special interest of the grade II listed Art Picture House in accordance with Policy EN2/3: Listed Buildings of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 A watching brief is to be maintained during the removal of the existing floor covering at the entrance in accordance with approved plan AD07 A. Any previous floor covering discovered or exposed shall be reported to the local planning authority immediately and work ceased immediately, until or unless a scheme or conservation or recording has been submitted to and approved in writing by the Local Planning Authority.

Reason. To protect the special interest of the grade II listed Art Picture House in accordance with Policy EN2/3: Listed Buildings of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 6 Before installation of the new ground floor light fitting and fixtures hereby approved in accordance with approved plan AF01 B samples of all the proposed fittings and fixtures shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason. To protect the special interest of the grade II listed Art Picture House in accordance with Policy EN2/3: Listed Buildings of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 7 Before installation of the new ground floor flooring finishes hereby approved in accordance with approved plan AF02 B samples of all the proposed fittings and fixtures shall be approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason. To protect the special interest of the grade II listed Art Picture House in accordance with Policy EN2/3: Listed Buildings of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 8 Before implementation of the new ground floor decorating scheme hereby approved in accordance with approved plan AF05 A samples of all the proposed materials to be used and a sample wood panel with staining shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason. To protect the special interest of the grade II listed Art Picture House in accordance with Policy EN2/3: Listed Buildings of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 9 Before installation of any of the second floor lighting plan hereby approved in accordance with approved plan AF06 A samples of all the proposed light fittings and fixtures shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the duly approved details.

Reason. To protect the special interest of the grade II listed Art Picture House in accordance with Policy EN2/3: Listed Buildings of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 10 Before installation of the new ground floor furnishings hereby approved in accordance with approved plan samples of all the proposed fittings and fixtures shall be submitted to and approved in writing by the Local Planning Authority. This shall include Amtico and Altro floor covering samples and samples of material for re-upholstering existing and any new fixed furniture. The development shall thereafter be implemented in accordance with the duly approved details.

Reason. To protect the special interest of the grade II listed Art Picture House in accordance with Policy EN2/3: Listed Buildings of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 11 A watching brief is to be maintained during the removal of the existing floor covering in the main customer area at the ground floor in accordance with approved plan AS05 B. Any previous floor covering discovered or exposed shall be reported to the local planning authority immediately and work ceased immediately, until or unless a scheme or conservation or recording has been approved in writing by the Local Planning Authority.

Reason. To protect the special interest of the grade II listed Art Picture House in accordance with Policy EN2/3: Listed Buildings of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 12 The air conditioning Louvres/ diffusers hereby approved on approved plans AL02 B and AV01 F shall be painted matt black in colour - RAL 9011 and be installed in accordance with the approved plans.

Reason. To minimise the impact of these additions on the character special interest of the grade II listed Art Picture House in accordance with Policy EN2/3: Listed Buildings of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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
JP-P2 Heritage
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:

NOTES TO APPLICANT

- . Commencement Notice
In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

- . The Control of Pollution Regulations 1974, Section 60. Control of Noise on Construction Sites

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.
2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.
4. Any emergency deviation from the above (1 – 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Pollution Regulations 1974.

Storage of Samples on Site for the LPA to view and assess

All samples required to be approved in writing by the local planning authority prior to installation shall be deposited at an agreed location within the premises of The Art Picture House to facilitate in situ assessment of suitability by the Local Planning Authority.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 27/03/2026