

NOTICE OF LISTED BUILDING CONSENT

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

To:

Mr Jim Eccles
JPE Consultancy Limited
9 Woodend Drive
Stalybridge
Cheshire
SK15 2SF

On Behalf Of:

Mr Hennessey
Henmort Developments Limited
c/o Agent

PART 1 - Particulars of Application

Application Number: 69418

Date of Registration: 06/03/2023

Proposal:

Listed Building Consent for the change of use of existing offices to 9 no. apartments with internal and external alterations, the provision of bicycle rack and bin storage and a new boundary wall and gates at rear

Location:

18-20 St Marys Place, Bury, BL9 0DZ

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 permission relates to the following plans:

Dwg. no. 22/1289/100 - Location Plan - Submitted with application
Dwg. no. 22/1289/201D - Proposed Site Plan - Submitted with application
Dwg. no. 22/1289/206A - Streetscene - North elevation, received 30.05.2023:
Dwg. no. 22/1289/201D - Proposed Site Plan, received 06.05.2023
Dwg. no. 22/1289/208A - Proposed Section through Attic, received 06.05.2023
Dwg.no. 22/1289/202F: Proposed Ground Floor and Cellar Layouts, received 06.05.2023
22/1289/203D: Proposed First Floor and Attic Layouts, received 06.05.2023
22/1289/204D: Proposed Elevations, received 06.05.2023;
22/1289/205A: Proposed Streetscene - South Elevation, received 06.05.2023;
Flushfit Slate Vent VS2 - Product Code: ILSRV/10/20 received 26 May 2023; and,
Cast Iron Air Brick Specification Sheet - Item NoS: CON, received 26 May 2023

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 and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

- 3 Prior to any works commencing externally on the building, a window and door repair and refurbishment methodology shall be submitted to and approved in writing by the Local Planning Authority. The methodology shall include details of the repair/refurbishment of windows, doors, architraves and linings, the colour of paint to be used, the ironmongery suitable to the character of the doors and windows. The details shall also include the replacement of any PVC architraves and linings with timber, the details of which shall be submitted to and agreed in writing by the Local Planning Authority.

Prior to occupation of any of the apartments the approved details shall be implemented in full.

Reason: In order to preserve the special architectural or historic interest of the building, in accordance with Policy EN2/3 - 'Listed Buildings' of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 4 All replacement or rainwater soil pipes shall be in cast iron or aluminium and painted black, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development in the interests of the character of the listed building and the conservation area, in accordance with policies EN2/1, EN2/2 and EN2/3 of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 5 Notwithstanding the approved plans, drawing no. 22/1289/208A, the mechanical roof vents shall be in either cast aluminium or cast iron and sit flush with the roof and be black in colour.

Reason: To ensure a satisfactory appearance to the development in the interests of the character of the listed building and the conservation area, in accordance with policies EN2/1, EN2/2 and EN2/3 of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 6 All roof lights shown on drawing nos. 22/1289/204D and 22/1289/208/A shall be of a 'conservation style' to sit flush with the roof surface and shall not protrude from the roof plane.

Reason: To ensure a sympathetic relationship with the character and appearance of the host Grade II listed building(s) and the conservation area in accordance with the requirements of Policies EN2/1, EN2/2 and EN2/3 of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 7 Prior to any of the approved external alterations taking place, sample materials for

the proposed brick infills shown on Drawing no. 22/1289/204D: Proposed Elevations, the side elevations of the building where doors are being changed to windows 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 materials prior to occupation of any of the apartments hereby approved.

Reason: To ensure a satisfactory appearance to the development in the interests of the character of the listed building and the conservation area, in accordance with policies EN2/1, EN2/2 and EN2/3 of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 8 Prior to any of the approved external alterations taking place, sample materials for the proposed boundary wall, railings and gates shown on Drawing nos. 22/1289/206A, 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 materials prior to occupation of any of the apartments hereby approved.

Reason: To ensure a satisfactory appearance to the development in the interests of the character of the listed building and the conservation area, in accordance with policies EN2/1, EN2/2 and EN2/3 of the Bury Unitary 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
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

1. The Council have granted this listed building consent subject to conditions which are considered essential. Where conditions require the agreement of certain details this agreement should be the subject of an application for those conditions to be discharged. Where conditions require agreement of any matter prior to certain works being carried out, the 'Discharge of Condition' application should be submitted and

the conditions discharged before those works are carried out on site. FAILURE TO DO SO COULD INVALIDATE THE LISTED BUILDING CONSENT. The Council reserve the right to refuse consent for the retention of works not carried out in accordance with the conditions and to take enforcement action to secure compliance with the conditions.

Your right to appeal to the Secretary of State for the Environment against any relevant condition is indicated on the reverse side of the decision notice.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written over a dotted line.

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On behalf of the Council

Date of Decision: 06/07/2023