

NOTICE OF LISTED BUILDING CONSENT

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

To:

Mr Richard Shuttleworth
Equilibrium Architects Ltd
Bank Chambers
Bank Street
Bury
BL9 0DL

On Behalf Of:

Mr Mitchell Pearson
The Lee
635 Walmersley Road
Bury
BL9 5JA

PART 1 - Particulars of Application

Application Number: 70823

Date of Registration: 25/06/2024

Proposal:

Listed Building Consent - Refurbishment / repair of the existing pitched roof covering, including new / refurbished leadwork and inclusion of vapour permeable sarking felt and treated timber counter battens.

Location:

The Lee, 635 Walmersley Road, Bury, BL9 5JA

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 Site plan - R-0539-02 rev A; R-0184-SLP, R-0539-03 Existing & Proposed Sections Through Roof, Equilibrium Architects Condition Survey dated 20th June 2024, Unreferenced & undated Equilibrium Architects Schedule of Works, Agreement Certificate 24/7147 - Proctor Group - Air Roof Tile Underlay 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 existing natural Welsh Blue slate roof covering shall be re-used in accordance with the approved plans and documents and any replacement slate or slates shall be natural blue slate to match the existing.
Reason. In order to preserve the special architectural or historic interest of the building pursuant to Policies EN2/3, JP-P2 and the principles of the NPPF.

- 4 Any requirement found for maintenance, repair and alteration that would fall outside of the scope of the approved schedule of works, including the wholesale replacement of the existing roof timbers and roof covering shall be reported in writing to the Local Planning Authority before any of those additional works are carried out.
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.

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:

EN2/3 EN2/3 - Listed Buildings
NPPF National Planning Policy Framework
JP-P2 Heritage

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:

Site plan - R-0539-02 rev A; R-0184-SLP, R-0539-03 Existing & Proposed Sections Through Roof, Equilibrium Architects Condition Survey dated 20th June 2024, Unreferenced & undated Equilibrium Architects Schedule of Works, Agreement Certificate 24/7147 - Proctor Group - Air Roof Tile Underlay.

NOTES TO APPLICANT

- . 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>

Signed:

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

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On behalf of the Council

Date of Decision: 15/08/2024