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Date: 28th August 2026

Our Ref: APC00228

Planning Team,
Bury Council,
Town Hall,
Knowsley Street,
Bury,
Lancashire,
BL9 0SW

Dear Sir/Madam,

RE: FULL PLANNING AND LISTED BUILDING APPLICATION FOR CHANGE OF USE AND INTERNAL ALTERATIONS TO FORM 9 APARTMENTS. ALTERATIONS INCLUDE WORKS TO THE REAR OF THE BUILDING TO PROVIDE BIN/CYCLE STORAGE; REPLACEMENT OF EXISTING TIMBER FRAMED WINDOWS; MEZZANINE FLOORS AND ROOF LIGHTS

RE: FORMER BARCLAYS BANK, 26 SILVER STREET, BURY, BL9 0DH

PLANNING PORTAL REFERENCE: PP-15036219

I act on behalf of Property Investment Complete Ltd, prospective owners and developers of the above referenced property. A full Planning and Listed Building Application for the above referenced development has today been submitted via the Planning Portal.

BACKGROUND

The site comprises the former Barclays Bank situated on the west side of Silver Street at its junction with Bank Street. The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The property has been vacant since circa 2010.

Planning and Listed Building Applications for the conversion of the building to nine apartments were submitted to Bury Council (The Council) in May 2024. The Applications (referenced 70803 and 70804) were refused Planning Permission under delegated authority on the 22nd of October 2025. The stated nine Reasons for Refusal on the full application reference 70803 were:

“1 The proposal would result in the loss of significant features of a Grade II Listed Building to the detriment of its appearance, character and historic interest, principally within the former banking hall. The proposal would not bring the Listed Building back into a use that would be compatible with its conservation and the harm to the Listed Building is considered to be less than substantial harm. The applicant has failed to demonstrate a clear and convincing justification or balancing of identified public benefit against the harm identified. The proposal would therefore conflict with the following policies of the Development Plan:



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EN2/3 Listed Buildings, JP-P2 – Heritage and Chapter 16 -Conserving and enhancing the historic environment of the National Planning Policy Framework.

2 The proposed windows, by reason of the introduction of blanking panels, are detrimental to the character and special architectural interest of this, the adjacent listed buildings and would fail to preserve the Bury Town Centre Conservation Area. The proposal would therefore conflict with the following policies of the Development Plan: EN2/3 Listed Buildings, JP-P2 - Heritage, EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control and Chapter 16 -Conserving and enhancing the historic environment of the National Planning Policy Framework.

3 Insufficient information has been submitted with the application to enable the Local Application No: 70803 Planning Authority to fully determine the effect of the proposal upon the appearance, character and historic interest of a Grade II Listed Building. The information provided does not allow for the Local Planning Authority to carry out its statutory duty, specifically in having special regard to the desirability of preserving the building and any features of architectural or historic interest which it possesses. The proposal would therefore conflict with the following policies of the Development Plan: EN2/3 Listed Buildings, JP-P2 - Heritage and Chapter 16 -Conserving and enhancing the historic environment of the National Planning Policy Framework.

4 The applicant has failed to demonstrate that they would be able to provide adequate noise mitigation within the proposed development without detriment to a Grade II Listed Building and the Conservation Area within which the site is located, which would be seriously detrimental to the residential amenities of future occupiers by reason of the noise. The proposed development therefore conflicts with the following policies of the Development Plan: EN1/2 - Townscape and Built Design, EN7/2 - Noise Pollution, JP-P1: Sustainable Places EN2/3 Listed Buildings, JP-P2 - Heritage, EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control and Chapter 16 -Conserving and enhancing the historic environment of the National Planning Policy Framework.

5 The location of the bedroom window for Unit 05 would result in an unacceptable reduction in the level of privacy currently enjoyed by the occupiers of No. 24 Silver Street by reason of the sub-standard distances between habitable windows and the shared boundary and between existing windows at No. 24 Silver Street. The proposed development therefore conflicts with Development Plan Policies H1/2 - Further Housing Development, EN1/2 - Townscape and Built Design, H2/4 - Conversions, and Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.

6 The proposed dwellings would fail to meet Nationally Described Space Standards (NDSS) for in built storage for units 6, 7, 8 and 9. The proposal would therefore fail to comply with Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing.

7 The proposed development by virtue of the insertion of rooflights to serve bedrooms within Units 06, 07 and 08 would provide poor, inadequate and sub-standard living conditions for future occupiers by virtue of very limited natural light and restricted and poor outlook and ventilation. The proposed development therefore conflicts with Development Plan Policies H1/2 - Further Housing Development, EN1/2 - Townscape and Built Design, H2/4 - Conversions, and Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.

8 The application and submitted plans and supporting statements contain insufficient information to enable the Local Planning Authority to assess whether the proposal would maximise reductions in carbon emissions, as required by Policy JP-S2 - Carbon and Energy of the Places for Everyone Joint Development Plan.

9 The application and submitted plans and supporting statements contain insufficient information to demonstrate that the proposal would comprise high quality digital infrastructure, as required by Policy JP-C2 - Digital Connectivity of the Places for Everyone Joint Development Plan”.

The Decision Notice relating to the Listed Building Application reference 70804 sets out three Reasons for Refusal. These replicate Reasons for Refusal numbers 1 to 3 of the full Planning Application reference 70804.

This revised application addresses each of the stated nine reasons for refusal. The Planning Statement submitted with the Application explains how the revisions, together with additional information, specifically address each Reason for Refusal.

This revised Planning and Listed Building Application therefore presents a comprehensive update to the original May 2024 submissions and provides evidence to show that the proposals fully accord with National and Development Plan policies.

THE PROPOSAL

The proposed redevelopment of the site comprises the following elements:

- The outbuildings to the rear, formerly bank vaults and servicing spaces, will be adapted to provide bin/recycling store and cycle storage space with access to Bank Street via an existing passage to the west side of the Bank Chambers building.
- Proposed external works are relatively minor and will include the installation of new ventilation grill covers to the Silver Street and Bank Street elevations (a detail sheet provides a number of cast iron design options for these covers – Code L6 Architecture drawing number 23-062-SK218). Rooflights will be installed to the west, south and east facing roof pitches set below the parapet wall. The existing modern (20th Century) timber windows will be replaced throughout with new multi-light top and side hung casement windows (Code L6 Architecture drawing number 23-062-211). Material and glazing detail to be confirmed. Blanking panels to the windows are no longer proposed.
- Internally, the ground floor space will be sub-divided to provide 4 no. apartments (previously 3 no. units were proposed). The works will include the removal of a later side stair and lift shaft to the northern section of the building, installation of a new stair and lift and installation of a new mezzanine floor within the former banking hall space to the south side of the building.
- The proposed works to the banking hall space have been revised to provide for 2 no. duplex apartments formed by a vertical sub-division of the space. The mezzanine floor will be set back from the Bank Street and Silver Street frontages to allow parts of the original full height space to the hall to be retained. Internal sub-division of bedroom and stairwell spaces to the new mezzanine level will adopt a pod design to avoid obscuring the decorative ceiling.
- The first-floor space, including first floor mezzanine, will be sub-divided to form 5 no. apartments with original structural divisions walls retained and later partitions removed. New stud-walling will be introduced to define the new apartment spaces. New straight flight stairs will be installed, predominantly breaking through the later first floor mezzanine within the northern section of the building.
- Sections of masonry walling will be removed in a number of areas to accommodate the new stairs to the central, rear, of the building and to provide new door openings into the apartment spaces. A number of existing openings will also be blocked off. Sections of the existing ceiling at ground and mezzanine levels will be removed to allow for the insertion of the new lift shaft and stairs to split level apartments.
- Cycle and bin storage will be accommodated within the outbuildings to the west, rear, of the building within an existing passage link retained.

THE APPLICATION

The Application submission comprises the following drawings and documents:

- S1a: APC Covering Ltr to BC 28-08-2026
- S1b: Planning-Listed Building App Form 28-08-2026.
- S1c: 23-062-200 Site Location Plan - A4
- S2: Drawings
 - 23-062-201-Plans As Existing-A1
 - 23-062-202-Elevations As Existing-A1
 - 23-062-203-Sections As Existing-A1
 - 23-062-210-Plans As Proposed-A1
 - 23-062-211-Elevations and Window Details As Proposed-A1
 - 23-062-212-Sections As Proposed-A1
 - 23-062-215-General Construction Details
 - 23-062-216-Ground Floor Mezzanine Plans Details -A1
 - 23-062-SK218-Ventilation Grilles Details
 - ENV12976 - 26 Silver Street DESIGN MHVR (Rev B)
- S3: Design and Access Statement 28-08-2026
- S4: Planning Statement 28-08-2026
- S5: Built Heritage Statement 26-040-A 03-07-2026
- S6: Noise Impact Assessment DC4652-NR1v2 – 19-07-2026
- S7: Drainage Strategy 24272-DR-C-0100 P1
- S8: Structural Investigation Report LD-24-251 09-09-2024
- S9a: Financial Viability Assessment – Roberts and Roberts
- S9b: Cost Plan by PEAK PM-74 - 23-07-2026
- S9c: Marketing Report by Pearson Ferrier 11-02-2026
- S10: Policy JP-C2 - Digital Connectivity Assessment
- S11: Energy Statement

I trust you'll find the Application submissions in order and can confirm validation in due course.

Kind Regards



JAY EVERETT
MANAGING DIRECTOR
ADDISON PLANNING CONSULTANTS LTD