

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
Sunhouse
2-4 Little Peter Street
Knott Mill
Manchester
M15 4PS

On Behalf Of:

Mr Billy Kelly
JD Wetherspoon PLC
Wetherspoon House
Reeds Crescent
Watford
WD24 1QL

PART 1 - Particulars of Application

Application Number: 70639

Date of Registration: 28/03/2024

Proposal:

Listed building consent to create four staff WC/changing cubicles in an undeveloped space on the first floor from new stud walls and the refurbishment of the existing staff room; Addition of a condenser to the rear elevation

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.
- 2 This decision relates to drawings -
Red edge site location plan received 2/4/24
Proposed site plan PN6264-07 AP01
Existing rear and side elevations PN6264-07 AS05
Proposed rear and side elevations PN6264-07 AV01-A
Existing ground floor plan PN6264-07 AS01
Existing first floor plan PN6264-07 AS02-A
Proposed first floor plan PN6264-07 AL02-A
Proposed locker room detail PN6264-07 AD03
Proposed staff room plan PN6264-07 AL04-A
Proposed lobby demolition detail PN6264 AD04
Design and Access Statement dated 28.03.24
Heritage Statement dated 28.03.24

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.

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:

NPPF National Planning Policy Framework
EN1/2 EN1/2 - Townscape and Built Design
EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
EN2/3 EN2/3 - Listed Buildings
Area Area BY3 - Bolton Street/Market Place
BY3
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:

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Proposed site plan PN6264-07 AP01
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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 havi".

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On behalf of the Council

Date of Decision: 12/06/2024