

NOTICE OF LISTED BUILDING CONSENT

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

To:

Mr Vic Fletcher
Equilibrium Architects Ltd
Bank Chambers
Bank Street
Bury
BL9 0DL

On Behalf Of:

Mr & Mrs Crausby
Higher House
Moor Road
Holcombe
Bury
BL8 4NX

PART 1 - Particulars of Application

Application Number: 69042

Date of Registration: 24/06/2022

Proposal:

Listed building consent for extension, alteration and remodelling of outbuildings to form a family annexe

Location:

Higher House, Moor Road, Ramsbottom, Bury, BL8 4NX

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
Site Location Plan (Dwg no. R-0565-SLP)
Proposed Site Layout, Floor & Roof Plan (Dwg no. R-0565-10 D)
Proposed Elevations & Sections - Sheet 1 of 2 (Dwg no. R-0565-15-1 C)
Proposed Elevations & Sections - Sheet 2 of 2 (Dwg no. R-0565-15-2 B))
Proposed Window & Door Details (Dwg no. R-0565-20 A)
'On the rafter' installation detail (Dwg no. CR_WRCs_FK_C)
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 development and to preserve the significance of the listed building pursuant to adopted Bury Unitary Development Plan policy EN2/3 - Listed Buildings and paragraphs 194, 195, 199, 200 and 202 of the National Planning Policy Framework.
- 3 The external finishing materials for the proposal hereby approved shall be as detailed within the approved application particulars.
Reason. In order to preserve the special architectural or historic interest of the

building and to ensure a satisfactory development pursuant to Policy EN2/3 - Listed Buildings of Bury Unitary Development Plan, Paragraph 189 of the National Planning Policy Framework, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4 The raking out of the stone work shall be carried out using hand tools and without the use of power tools.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of repair and to preserve the significance of the listed building pursuant to adopted Bury Unitary Development Plan policy EN2/3 - Listed Buildings and paragraphs 194, 195, 199, 200 and 202 of 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:

Site Location Plan (Dwg no. R-0565-SLP)
Proposed Site Layout, Floor & Roof Plan (Dwg no. R-0565-10 D)
Proposed Elevations & Sections - Sheet 1 of 2 (Dwg no. R-0565-15-1 C)
Proposed Elevations & Sections - Sheet 2 of 2 (Dwg no. R-0565-15-2 B))
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'On the rafter' installation detail (Dwg no. CR_WRCS_FK_C)

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 09/12/2022

