

NOTICE OF LISTED BUILDING CONSENT

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

To:

Mr Michael Booth
Architectural Services
2 Knowsley
Springhead
Oldham
OL4 4BJ

On Behalf Of:

Dr & Mrs Zia Jalal
Springfield House
41 Church Lane
Prestwich
Manchester
M25 1AN

PART 1 - Particulars of Application

Application Number: 70384

Date of Registration: 07/02/2024

Proposal:

Listed building consent for remedial works and internal alterations.

Location:

The Rectory, 41 Church Lane, Prestwich, Manchester, M25 1AN

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 This decision relates to revised drawings numbered 100110/001B, 002B, 003A, 004A, 005B, 006B, 007B, 017, 018, 019, 020, 021, 022, 024C, 025, 026B and 027. Revised Inventory of Internal Features and Proposals
Revised Heritage Statement (March 2025)
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 and Places for Everyone Joint Development Plan listed.

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:

H2/3 H2/3 - Extensions and Alterations
EN1/1 EN1/1 - Visual Amenity
EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
EN2/3 EN2/3 - Listed Buildings
NPPF National Planning Policy Framework
PFE Places for Everyone

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:

Revised drawings numbered 100110/001B, 002B, 003A, 004A, 005B, 006B, 007B, 017, 018, 019, 020, 021, 022, 024C, 025, 026B and 027
Revised Inventory of Internal Features and Proposals
Revised Heritage Statement (March 2025)

NOTES TO APPLICANT

1. Any new structures, fencing etc, within the grounds of the Listed building, other than that specifically approved, may require Listed Building Consent and the applicant should consult with the Local Planning Authority prior to commencement of any works.

Signed:



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On behalf of the Council

Date of Decision: 17/04/2025