



Mr Mark Kilby
Bury Council

Direct Dial: 0161 2421442

Our ref: L01446089
29 November 2021

Dear Mr Kilby

Arrangements for Handling Heritage Applications Direction 2021

OLD HALL, LOWER CHESHAM, BURY, BL9 6BX Application No. 67568

Thank you for your letter of 9 November 2021 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Significance

Old Hall is an attractive building of early eighteenth-century construction. It exhibits a high level of craftsmanship, both externally, and in the high quality of the decorative work internally.

It also has links with a number of locally and nationally significant figures. These include its builder, Richard Kay, who was a significant local landowner, and John Kay, who was the inventor of the Flying Shuttle- a pioneering invention in the evolution of the weaving industry.

Old Hall is therefore of considerable historic and architectural interest, and is accordingly listed at grade II*.

Impact

The building is currently in a poor state of repair, something that is reflected in its inclusion on the Heritage at Risk Register. The implementation of a schedule of works designed to address its underlying condition is therefore inherently positive, and something of which we are supportive.

However, it is noted that there are a number of details in the proposals which are still to be provided in full, relating to the exact specification of elements such as the new metal window types and a new external timber door. The final impact of these elements is therefore still to be fully determined.



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

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Policy

National policy relating to the conservation and enhancement of the historic environment is articulated in section 16 of the National Planning Policy Framework. These national policies are supported in local planning policy. In this instance these are set out within the Bury Core Strategy (adopted 2013), with Policy EN13 being of particular relevance to the assessment of this application.

Position

Historic England is supportive of the principle of the application, and would raise no objection to its implementation. However, we note that there are a number of areas where further information is required, and recommend that this is controlled by condition.

Recommendation

Historic England has no objection to the application on heritage grounds, as we consider that the application meets the requirements of the NPPF, in particular paragraph numbers 189 and 199.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires the decision maker to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Richard Broadhead

Inspector of Historic Buildings and Areas

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