

DELEGATED REPORT

Report by Claire Booth	Date of report: 01/07/2026	Ref: 73177/LBC
Registration: 07/05/2026	LDfC: 06/06/2026	Expiry Date: 02/07/2026
Site Visit: 15/05/2026	Site Notice: N/A	Press Date: 21/05/2026
Objections: 0	Con Area: BURY	Adv Type: ALB
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: LBAL

Proposal: Listed building consent for 1 no. non-illuminated sign of individual letters & 1 no. amenity board to front elevation

Location: The Art Picture House, Haymarket Street, Bury, BL9 0AY

Description

Listed building consent is sought for 1 no. non-illuminated sign of individual letters (Sign A) and 1 no. amenity board (Sign B) to the front elevation of the Art Picture House Public House, located on Haymarket Street within Bury Town Centre and Bury Town Centre Conservation Area.

Sign A is a new set of individual letters finished gold with black inset faces. These would replace the existing 'Lloyds No 1' lettering in the same location.

Sign B is a new amenity board. This would replace the existing amenity board in the same location.

Relevant Planning History

47953 - RELOCATION OF SHOPFRONT TO CREATE EXTERNAL AREA WITHIN EXISTING BOUNDARY TO ALLOW USE BY PUBLIC - Refused, 11/06/2007

47954 - LISTED BUILDING CONSENT - RELOCATION OF SHOPFRONT TO CREATE AN EXTERNAL AREA, WITH METAL BALUSTRADE WITHIN EXISTING BOUNDARY TO ALLOW USE BY PUBLIC - Refused, 11/06/2007

48639 - ADDITION OF 3 AWNINGS FIXED TO BUILDING AT FRONT - Withdrawn by Applicant, 28/11/2007

48640 - LISTED BUILDING CONSENT - ADDITION OF 3 AWNINGS FIXED TO FRONT OF BUILDING - Withdrawn by Applicant, 28/11/2007

51714 - LISTED BUILDING CONSENT FOR INTERNAL REFURBISHMENT AND REPAIRS; REPAIR AND MAINTENANCE TO EXTERNAL ELEVATION INCLUDING NEW SIGNS - RETROSPECTIVE - Refused, 13/11/2009

51760 - REPLACEMENT SIGNAGE INCLUDING EXTERNALLY ILLUMINATED FASCIA SIGN AND ONE EXTERNALLY ILLUMINATED PROJECTING SIGN - Approved with Conditions, 22/10/2009

51761 - CHANGE OF USE TO DRINKING ESTABLISHMENT (CLASS A4) - Approved with Conditions, 05/11/2009

52528 - Listed building consent: Redecorate the existing fascia to Haymarket Street; Fix a dress curtain to the existing bulkhead within the proscenium arch; Remove the full height

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screen across the first floor balcony; Redecorate and repair the existing ceiling; Enclose the existing heating plant and existing associated ductwork - Approved with Conditions, 04/08/2010

57863 - Installation and relocation of external extraction fan and duct riser at the rear
- Approve with Conditions 13/10/2014

57864 - Listed building consent for installation and relocation of external extraction fan and duct riser at the rear - Approved with Conditions, 10/10/2014

70639 - 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 - Approved with Conditions, 12/06/2024

70642 - Erection of additional condenser on the rear elevation - Approved with Conditions 16/05/2024

72116 - Installation of 5 additional condensers and two grilles to the rear elevation
- Approved with Conditions 03/10/2025

72117 - Alterations to internal layout including the removal of a central bar and reforming a new bar underneath the proscenium arch, and new toilets formed. Alterations to HVAC system, and kitchen works. General refurbishment and decoration. - Approved with Conditions 27/03/2026

73178 - 1 no. non-illuminated sign of individual letters & 1 no. amenity board to front elevation - Under Consideration.

Publicity

The proposal was advertised by site notice that was erected on the 19 May 2026 and a press notice was published in 21 May 2026.

No representations have been received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objections.

Listed Buildings - National Amenity Societies - No comments or observations received.

The Theatres Trust - No objections.

Pre-start Conditions - Not applicable.

Development Plan and Policies

EN2	Conservation and Listed Buildings
EN2/1	Character of Conservation Areas
EN2/3	Listed Buildings
EN1/9	Advertisements
JP-P2	Heritage
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material

planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Impact of the proposal on the listed building

The proposed signage, consisting of lettering to the left hand side and a fascia board next to the main entrance, would replace existing signage to reflect updated branding.

As there is existing signage the impact of this scheme is neutral. These interventions are reversible. As such both the Theatres Trust and the Council's Conservation Area have advised that they support the granting of listed building consent for these proposals.

Based on the above, the proposal accords with UDP Policy EN2/3: Listed Buildings and PfE JP-P2: Heritage it is recommended that Listed Building Consent be granted.

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.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The works to which this consent relates shall be begun no later than three years from the date of this consent.

Reason. To ensure that the development is commenced within a reasonable period of time and to comply with comply with Section 51 of the Planning & Compulsory Purchase Act.

- 2 The works hereby permitted shall be carried out only in accordance with the following approved plans:

Drawing no. PP-14913723v1 - Planning Portal: Location Plan;
Drawing ref: THE ART PICTURE HOUSE. BURY. JDW. 07.05.26.
20306-PLANNING 2 DD;
Drawing Ref: UK Planning Maps - Art Picture House;
Drawing ref: Proposed Elevations (Drawing); and,
Drawing ref: Proposed Elevations (CGI image).

Except as provided for by other conditions to this consent, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt, to ensure that the works take the agreed form envisaged by the Local Planning Authority when determining the application and to ensure the works preserve the special architectural and historic interest of the listed building and accord with the requirements of Bury Unitary Development Plan, the Greater Manchester Places for Everyone Plan and the National Planning Policy Framework.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	01/07/2026		