

NOTICE OF LISTED BUILDING CONSENT

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

To:

Mr Firth
Firth UK Ltd
Hole House Lane
S36 1BS

On Behalf Of:

Anne Botham
1 The Stables
Scholes Lane
Prestwich
Manchester
M25 0NH

PART 1 - Particulars of Application

Application Number: 70113

Date of Registration: 30/10/2023

Proposal:

Listed building consent to replace the remaining 7 existing, non original, mock sash windows. 5 of which are on the front elevation; two on the ground floor and three on the first floor and 2 windows on the rear elevation; one on the ground floor and one on the first floor.

Location:

1 The Stables, Scholes Lane, Prestwich, Manchester, M25 0NH

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 - Existing Window Detail, Proposed Windows - Front Elevation, Proposed Windows - Rear Elevation, Window Reveal Setback Details, Location Plan 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:

EN2/3 EN2/3 - Listed Buildings
EN1/2 EN1/2 - Townscape and Built Design
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:

Existing Window Detail, Proposed Windows - Front Elevation, Proposed Windows - Rear Elevation, Window Reveal Setback Details, Location Plan

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', is written over a dotted line.

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On behalf of the Council

Date of Decision: 11/12/2023