

NOTICE OF REFUSAL OF LISTED BUILDING CONSENT

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

To:

Mr Jay Everett
Addison Planning Consultants Ltd
Armoury House
45A Otley Street
Skipton
BD23 1EL

On Behalf Of:

Property Investment Complete Ltd
c/o Agent

PART 1 - Particulars of Application

Application Number: 70804

Date of Registration: 10/09/2024

Proposal:

Listed building consent for change of use from former bank to 9 no. apartments (Class C3) including associated works to the rear of the building to provide bin/cycle storage; Replacement of existing timber framed windows; Internal alterations including mezzanine floors and roof lights

Location:

Former Barclays Bank, 26 Silver Street, Bury, BL9 0DH

PART 2 - Particulars of Decision

The Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

- 1 The proposal would result in the loss of significant features of a Grade II Listed Building to the detriment of its appearance, character and historic interest, principally within the former banking hall. The proposal would not bring the Listed Building back into a use that would be compatible with its conservation and the harm to the Listed Building is considered to be less than substantial harm. The applicant has failed to demonstrate a clear and convincing justification or balancing of identified public benefit against the harm identified. The proposal would therefore conflict with the following policies of the Development Plan: EN2/3 Listed Buildings, JP-P2 - Heritage and Chapter 16 -Conserving and enhancing the historic environment of the National Planning Policy Framework.
- 2 The proposed windows, by reason of the introduction of blanking panels, are detrimental to the character and special architectural interest of this and the adjacent listed buildings. The proposal would therefore conflict with the following policies of the Development Plan: EN2/3 Listed Buildings, JP-P2 - Heritage, and Chapter 16 -Conserving and enhancing the historic environment of the National Planning Policy Framework.
- 3 Insufficient information has been submitted with the application to enable the Local

Planning Authority to fully determine the effect of the proposal upon the appearance, character and historic interest of a Grade II Listed Building. The information provided does not allow for the Local Planning Authority to carry out its statutory duty, specifically in having special regard to the desirability of preserving the building and any features of architectural or historic interest which it possesses. The proposal would therefore conflict with the following policies of the Development Plan: EN2/3 Listed Buildings, JP-P2 - Heritage and Chapter 16 -Conserving and enhancing the historic environment 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 proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. 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
JP-P2 Heritage
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:

23-062-00, 23-062-SK01, 23-062-SK02, 23-062-SK115 received 6th October 2025,
23-062-SK110 received 6th October 2025 and 23-062-SK116 received 6th October 2025.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 22/10/2025