

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Deborah Earls
K&D Planning
64
Lichfield
WS14 0JP

On Behalf Of:

Mr M Blum
Lester House Ltd
2nd Floor Parkgates
Bury New Road
Prestwich
Manchester
M25 0TL

PART 1 - Particulars of Application

Application Number: 72445

Date of Registration: 03/11/2025

Proposal:

External alterations to building facade comprising of replacement windows and panels, alterations to existing access, new doorway to bin store and creation of upper floor private garden spaces to utilise existing balcony

Location:

Lester House, 21 Broad Street, Bury, BL9 0AW

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 three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered:
Dwg 0862-P.3A-xx-xx-DR-A-05021 P02
Dwg 0862-P.3A-xx-xx-DR-A-05123 P02,
Dwg 0862-P.3A-xx-xx-DR-A-05122 P02,
Dwg 0862-P.3A-xx-xx-DR-A-05121 P02
Dwg 0862-P.3A-xx-xx-DR-A-05402 P01
Dwg 0862-P.3A-xx-xx-DR-A-05401 P01
Dwg 0862-P.3A-xx-xx-DR-A-05011 P01
Dwg 0862-P.3A-xx-xx-DR-A-05101 P01
Dwg 0862-P.3A-xx-xx-DR-A-05102 P01
Dwg 0862-P.3A-xx-xx-DR-A-05103 P01
Dwg 0862-P.3A-xx-xx-DR-A-05104 P01
Dwg 0862-P.3A-xx-xx-DR-A-05105 P01

Dwg 0862-P.3A-xx-xx-DR-A-05106 P01
Dwg 0862-P.3A-xx-xx-DR-A-05107 P01
Dwg 0862-P.3A-xx-xx-DR-A-05311 P01
Dwg 0862-P.3A-xx-xx-DR-A-05312 P01
Dwg 0862-P.3A-xx-xx-DR-A-05126 P02
Dwg 0862-P.3A-xx-xx-DR-A-05125 P02
Dwg 0862-P.3A-xx-xx-DR-A-05124 P02
Dwg 0862-P.3A-xx-xx-DR-A-05321 P03
Dwg 0862-P.3A-xx-xx-DR-A-05322 P03

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 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:

EN1/2	EN1/2 - Townscape and Built Design
Area	Area BY7 - Townside/Market Street
BY7	
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
JP-P1	Sustainable Places
JP-P2	Heritage
JP-S2	Carbon and Energy
JP-S1	Sustainable Development
NPPF	National Planning Policy Framework
H5	H5 - Housing Improvement

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:

Dwg 0862-P.3A-xx-xx-DR-A-05021 P02
Dwg 0862-P.3A-xx-xx-DR-A-05123 P02,
Dwg 0862-P.3A-xx-xx-DR-A-05122 P02,
Dwg 0862-P.3A-xx-xx-DR-A-05121 P02
Dwg 0862-P.3A-xx-xx-DR-A-05402 P01
Dwg 0862-P.3A-xx-xx-DR-A-05401 P01
Dwg 0862-P.3A-xx-xx-DR-A-05011 P01
Dwg 0862-P.3A-xx-xx-DR-A-05101 P01
Dwg 0862-P.3A-xx-xx-DR-A-05102 P01
Dwg 0862-P.3A-xx-xx-DR-A-05103 P01
Dwg 0862-P.3A-xx-xx-DR-A-05104 P01
Dwg 0862-P.3A-xx-xx-DR-A-05105 P01

Dwg 0862-P.3A-xx-xx-DR-A-05106 P01
Dwg 0862-P.3A-xx-xx-DR-A-05107 P01
Dwg 0862-P.3A-xx-xx-DR-A-05311 P01
Dwg 0862-P.3A-xx-xx-DR-A-05312 P01
Dwg 0862-P.3A-xx-xx-DR-A-05126 P02
Dwg 0862-P.3A-xx-xx-DR-A-05125 P02
Dwg 0862-P.3A-xx-xx-DR-A-05124 P02
Dwg 0862-P.3A-xx-xx-DR-A-05321 P03
Dwg 0862-P.3A-xx-xx-DR-A-05322 P03

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: 19/12/2025