

Listed Building Consent



Agent

Hussain Architectural Design Ltd
44 Standish Street
Burnley
BB11 1AP

Applicant

5-9 Nicholas Street
Burnley
Lancashire
BB11 2AQ

Part 1 Particulars of Application: LBC/2019/0162 received 27th March 2019

Proposal: Alterations and replacement windows to convert property into to a House of Multiple Occupation (sui generis).

Location: 5-9 Nicholas Street Burnley Lancashire

Part 2 Particulars of Decision:

The Council gives notice under the Planning (Listed Building and Conservation Areas) Act 1990 that Listed Building Consent has been **Granted** for the carrying out of the works in accordance with the application and plans submitted referred to in Part 1 above and subject to the following conditions:

1. The development must be begun within three years of the date of this decision.

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the approved plans listed on this notice below.

Reason: To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

3. The replacement window frames shall be timber painted sliding sash windows with slim profile double glazed units. As insufficient details have been provided in regards to the details of the replacement windows, before any of the existing window frames on the building are removed full and precise details of the replacement windows including their method of insertion shall be submitted to and approved in writing by the Local Planning Authority. Once approved by the Local Planning Authority the windows shall be installed in accordance with the approved details and shall be retained as such thereafter.

Reason: As insufficient information has been submitted and to ensure that the replacement windows do not cause harm to the significance of the Designated Heritage Asset in accordance with policy HE2 of the adopted Local Plan.

NOTES:

- 1 Your attention is drawn to the informatory notes at the end of this notice.
- 2 This development should not be carried out otherwise than in strict accordance with the application and plans approved. You are advised to contact the local planning authority if there is any variation from the approved application, as a further planning permission may be required.
- 3 Please take careful note of the conditions attached to this permission. It is in your own interests to make sure that you satisfy the conditions at an early stage, as it can save unnecessary delay when development starts. The Council can serve a notice, if the conditions are not complied with, which could result in the development having to stop until a particular condition is fulfilled. If you are in any doubt about what you need to do, please contact this office for advice.

Conditions requiring approval of details should be the subject of a formal application for conditions discharge. This can be made via www.planningportal.co.uk and there is a fee for each request. For conditions relating to householder applications the fee is £34, for all other applications the fee is £116.

- 4 Please remember to remove all site notices which have been displayed in connection with this application.

APPROVED PLANS:

Reference Number	Version	Description	Date Received
		Location Plan	27 th March 2019
Courtyard		Other	1st July 2019
Site plan		Block plans	1st July 2019
Window section		Other	1st July 2019
Proposed courtyard	A	Elevations	1st July 2019
Proposed front	A	Elevations	1st July 2019
Cellar and ground floor	B	Floor Plans - Proposed	1st July 2019
1st floor and 2nd floor	A	Floor Plans - Proposed	1st July 2019
refuse statement		Other	3rd July 2019
refuse collection point		Other	3rd July 2019

For Head of Housing & Development Control Decision Date: 9 July 2019