

NOTICE OF LISTED BUILDING CONSENT

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

To:

Mr Mark Thorley
Mark Thorley Design
23 Back Lane
Grange Moor
Wakefield
WF4 4EJ

On Behalf Of:

Mr S Worrall
Bast House Farm Cottage
Manchester Road
Ramsbottom
Bury
BL9 5LZ

PART 1 - Particulars of Application

Application Number: 72865

Date of Registration: 17/02/2026

Proposal:

Listed Building Consent to replace existing windows with powder coated aluminium windows; change window to ground floor front & side elevation to glazed door, addition of window to first floor rear elevation and increase size of window to existing ground floor rear elevation. Upgrade house insulation to improve thermal performance which will need side gable recessed bay to be insulated and rendered white externally

Location:

Bast House Cottage, 335 Manchester Road, Ramsbottom, Bury, BL9 5LZ

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 drawings numbered 2024/04/01, 02, 03, 04, 10, 11 12 and 13 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:

- H2/3 H2/3 - Extensions and Alterations
- SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- EN2/3 EN2/3 - Listed Buildings
- EN1/1 EN1/1 - Visual Amenity
- EN4/2 EN4/2 - Energy Efficiency
- JP-P2 Heritage
- JP-P1 Sustainable Places

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:

Drawings numbered 2024/04/01, 02, 03, 04, 10, 11 12 and 13.

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

.....
On behalf of the Council

Date of Decision: 08/04/2026