

NOTICE OF PLANNING PERMISSION

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

To:

Mr Davies
Northern Design (Oldham)
17 Station Lane
Grotton
Oldham
OL4 5QY

On Behalf Of:

Khalid
Divide Profit Ltd
10 Lumb Carr Road
Ramsbottom
Bury
BL8 4NW

PART 1 - Particulars of Application

Application Number: 71334

Date of Registration: 07/11/2024

Proposal:

Porch at side; loft conversion; new slate roof; flue on side elevation; roof light at front; remove existing render and re-render side and rear elevations and replacement windows on all elevations

Location:

10 Lumb Carr Road, Ramsbottom, Bury, BL8 4NW

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 This decision relates to location plan and drawings numbered 01, 02A, 03C and 04D 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.
- 2 No works shall recommence until full details/samples of the following works have been submitted to the Local Planning Authority and approved in writing by the Local Planning Authority.
 - Treatment and repair works to the coursed stone on the front elevation,
 - Repointing of the coursed stone on the front elevation
 - New breathable render relating to the side and rear elevations and
 - Re-roofing
 - Reflagging the external areas of hardstandingOnly the approved works shall be carried out.
Reason. No details or material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

- 3 Full details of all replacement windows (materials, construction and fitting) shall be submitted for approved by the Local Planning Authority within one month of this decision notice and/or before development commences, whichever is sooner. The approved works shall then be carried out in complete accordance with those details. Reason. In order to preserve the character of the conservation area pursuant to the NPPF and UDP policies EN1/1, EN1/2 and EN2/2 relating to visual amenity and character of conservation areas.
- 4 Prior to works recommencing, a scheme of mitigation relating to bats/swifts shall be submitted to and approved in writing by the Local Planning Authority. All mitigation measures shall be fully implemented prior to the commencement of the works and remain in situ on the site for an agreed period of time. Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 Features of Ecological Value of the Bury Unitary Development Plan and Section 11 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 Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. 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
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
EN1/2	EN1/2 - Townscape and Built Design
EN1/1	EN1/1 - Visual Amenity
EN6/3	EN6/3 - Features of Ecological Value
NPPF	National Planning Policy Framework
PFE	Places for Everyone

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:

Location plan and drawings numbered 01, 02A, 03C and 04D.

NOTES TO APPLICANT

- . If evidence of bats is found during construction works, work should stop until the advice of a suitably qualified ecologist is sought. A licence may be required for further works/demolition to occur.

Signed:

A handwritten signature in black ink, appearing to read 'for havi'.

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On behalf of the Council

Date of Decision: 17/01/2025