

NOTICE OF PRIOR APPROVAL DETERMINATION

Part 3 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

To:

Mr Sam Golding
Gold Sketch
55a Bury Old Road
Prestwich
Manchester
M25 0FG

On Behalf Of:

Benedict
62 Bolton Street
Bury
BL9 0LL

PART 1 - Particulars of Application

Application Number: 72415

Date of Registration: 25/09/2025

Proposal:

Prior approval for proposed change of use of first floor from commercial (Class E) to 1 no. flat (Class C3)

Location:

First floor, 62 Bolton Street, Bury, BL9 0LL

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that the prior approval of the local planning authority is **REQUIRED** for the development set out in Part 1 of this decision notice.

Bury Metropolitan Borough Council hereby **REFUSE** approval for the development proposed in the above-mentioned application for the following reason(s)

- 1 The proposal requires operational development which is not permitted under Class MA.
- 2 The proposed development would not provide adequate level of natural light to the lounge, which is a habitable room.
- 3 The proposed development would not comply with the Nationally Described Space Standards.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

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:

GSS25153.1 502
GSS25153.1 002
GSS25153.1 003

NOTES TO APPLICANT
Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "Paul Harris", written in a cursive style.

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On behalf of the Council

Date of Decision: 20/11/2025