

NOTICE OF PLANNING PERMISSION

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

To:
Mr Mark Gordon
MGD
12 Westbury Close
Bury
BL8 2LW

On Behalf Of:
Edward Clifford
31A Appach Road
London
SW2 2LD

PART 1 - Particulars of Application

Application Number: 70842

Date of Registration: 25/06/2024

Proposal:

Change of use from dwelling (Class C3) to 8 bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis), loft conversion with rear dormer, roof light at front and associated works

Location:

29 Parliament Street, Bury, BL9 0TE

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 - Site location plan 29PS/199/BR; Proposed plan layouts 29PS/203/BR; Proposed elevations and section 29PS/204/BR; Proposed site plan 29PS/200/BR C1; Statement of Compliance with PfE Policies (received 27/6/24) 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 listed.
- 3 The secure cycle storage facilities indicated on the approved plans shall be made available for use prior to the use hereby approved commencing and thereafter maintained at all times.
Reason. To ensure adequate off-street cycle storage facilities, in the interests of highway safety pursuant to Policies EN1/2, H2/4 and H2/2.
- 4 The bin storage facilities indicated on the approved plans shall be made available prior to the use hereby approved commencing and maintained thereafter.

Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway pursuant to policies EN1/2, H2/2 and H2/4.

- 5 The external finishing materials for the dormer extension hereby approved shall be carried out in accordance with the materials detailed on the proposed elevations and sections plan 29PS/204/BR.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

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:

NPPF	National Planning Policy Framework
H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H2/4	H2/4 - Conversions
EN1/2	EN1/2 - Townscape and Built Design
EN1/5	EN1/5 - Crime Prevention
EN7/2	EN7/2 - Noise Pollution
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD13	Development Control Policy Guidance Note 13 - Conversion of Buildings to Houses in Multiple Occupation
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-H3	Type, Size and Design of New Housing
JP-S2	Carbon and Energy
JP-S1	Sustainable Development

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:

Site location plan 29PS/199/BR; Proposed plan layouts 29PS/203/BR; Proposed elevations and section 29PS/204/BR; Proposed site plan 29PS/200/BR C1; Statement of Compliance with PfE Policies (received 27/6/24)

NOTES TO APPLICANT

- . The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system

- . The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins
- . The applicant is advised to contact the Council HMO Licensing Department with regards to the standards required for an HMO License.
Comments made to the application are as follows -
 1. An escape window would be required to the rear bedroom on the first floor as the escape route is through the sitting area for this bedroom.
 2. The fire detection needs to be extended to cover all bedrooms and the boiler room at the rear of the kitchen area.
 3. As the property will be for five or more tenants it will require a licence
- . In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

Signed:



3 of 3

.....
On behalf of the Council

Date of Decision: 16/08/2024