

DELEGATED REPORT

Report by Claire Booth	Date of report: 21/05/2026	Ref: 72534/FUL
Registration: 18/12/2025	LDFC: 16/01/2026	Expiry Date: 12/02/2026
Site Visit:	Site Notice: N/A	Press Date: 08/01/2026
Objections: 0	Con Area: RAMS	Adv Type: CA
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: MIOT

Proposal: Installation of a new rear access door; Reinstatement of historic window openings; Replacement of existing windows; Replacement of rear door; Installation of 7 no. flush-fitting conservation-style rooflights (three on the front roof slope and four on the rear roof slope)

Location: 44-48 Bolton Street, Ramsbottom, Bury, BL0 9HX

Description

The application relates to the Former Isherwoods Furniture buildings located at nos. 44 - 48 Bolton Street, Ramsbottom. The application site is on the corner of Markland Street and Central Street runs one way along the rear of the application site. The application site is located within Ramsbottom Conservation Area.

The application site is operating as three retail units at ground floor level. To facilitate the use of the upper floors of the buildings planning permission is sought for the following external alterations:

- Re-opening and re-instatement of historic window openings - these would be side-hung timber casement windows;
- Replacement of existing windows with timber sliding sash windows
- Timber casement windows in the smaller windows
- Replacement of the existing rear door;
- Insertion of a new escape door on the rear elevation.
- Installation of 7 no. flush-fitting conservation-style rooflights with three on the front roof slope and four on the rear roof slope;
- Replacement of the entrance and shop frontage on Markland Street to form a separate concealed access route to the first floor and retention of an entrance to the end unit on the ground floor.

Internally, the amended plan received indicates a main access to the upper floors of the building would be accessed from the side elevation of the building, on Markland Street. The use of the upper floors is likely to fall within a Class E use and therefore are unlikely to need planning permission. The description of development has therefore been amended to remove reference to any use of the upper floors of the application site.

Relevant Planning History

69820 - External works/alterations including replacement/ new windows and doors - Refused, 14/09/2023

69955 - Prior approval for change of use of first and second floors from commercial (Class E) to 7 no. residential units (Class C3) and part of the ground floor to create separate residential access and bin storage - Withdrawn by Applicant , 15/09/2023

71705 - Proposed new air conditioning condenser unit to side elevation; alterations to shop front and installation of louvres to the rear elevation. - Approve with Conditions, 10/09/2025

71706 - 1no. externally illuminated fascia sign and 1no. externally illuminated projecting sign - Approved with Conditions, 10/09/2025

Publicity

Due to the site being within a conservation area, the application has been advertised by Site Notice, erected on the 22 December 2025.

30 letters were also sent to adjoining and nearby neighbours both initially on the 23/12/2025 and again on the 09 April 2026 once an amended plan and description of development had been received.

No representations have been received during either the consultation period, the re-consultation period, or by the date of this decision.

Statutory/Non-Statutory Consultations

Conservation Officer - No objection, subject to clarification that the replacement sash windows are sliding sash and not mock sash, ie top hung. And windows annotated W08, W09 and W10 on Door and Window Schedule - (2-) A009 are side hung casements and not top hung opening.

To address the matters raised by the Conservation Officer, the applicant has submitted an amended windows schedule and Existing and Proposed Elevations drawing which contains codes referenced on the windows schedule.

Traffic Section - No comments or observations received.

Environmental Health - Pollution Control - No objections.

Planning Policy - No comments or observations received.

United Utilities (Water and waste) - No comments or observations received.

Pre-start Conditions - Not applicable.

Development Plan and Policies

Area	Bolton Street/Bridge Street
RM3	
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN2	Conservation and Listed Buildings
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a

particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

- The elimination of discrimination, harassment and victimisation;
- The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;
- The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Site's location within a conservation area

The first consideration in the assessment of this application is the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) of the Act states that in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of planning functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

PfE Policy JP-P2: Heritage states: "We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and

reinforcing Greater Manchester's distinct character, identity and sense of place.

UDP Policy EN2/1 - Character of Conservation Areas states:

"The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas.

The Council will be especially concerned with encouraging and, where appropriate, implementing measures to:

- retain, replace and restore features of historical and architectural interest;
- retain and enhance existing landscape features including trees, parks and gardens;
- initiate and promote environmental improvement/enhancement schemes such as landscaping, refurbishment of street furniture, traffic management and pedestrian schemes;
- remove dereliction and bring unused land or buildings back into beneficial use;
- prepare and promote design guidelines to ensure sympathetic development."

UDP Policy EN2/2 - Conservation Area Control states:

"Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area. In considering proposals for development in Conservation Areas, regard will be had to the following criteria:

- the nature of the development in terms of its bulk, height, materials, colour, design and detailing;
- the relationship between the proposed development and the architectural and visual qualities of the surrounding area;
- where demolition is proposed, the contribution of any proposed new building to the character or appearance of the area as compared to the building to be demolished;
- in the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building."

Paragraph 202 of the National Planning Policy Framework (NPPF) states that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 210 of the NPPF states in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 213 of the NPPF states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 214 states where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The proposals include the replacement of all existing windows and doors with timber replacements. All large windows are to be timber sliding sash. All small openings,

The proposed external alterations would have a limited impact on the character and appearance of the conservation area. The proposed rooflights on the front roofslope of the application site would not be visible from Bolton Street given the height of the building from pedestrian level.

The proposed alterations to the Markland Street elevation seeks to rearrange the 4m wide existing opening to keep the existing entrance door for the ground floor unit, and to replace the existing glazing to provide a separate entrance to provide a safe access/ egress to the first floor of the building. The doors within this existing opening are to be timber. This material is a traditional material present within the conservation area. The changes proposed would be an acceptable alteration.

To the rear elevation of the building, which borders Central Street, it is proposed to replace an existing door located close to the southern end of the building with another timber door. Also on the rear elevation, a new doorway is proposed centrally within the rear elevation where there is a small step in the footprint where the property was added onto historically. Four rooflights are also proposed to the rear roofscape.

The rear elevation of the property, including its roof is visible from both Central Street that runs parallel with the rear elevation; Rothwell Street and Calendar Street. These latter two streets are located uphill from the application site. There is also a Public Right of Way, Footpath no. 73 RAM, which goes up the steps that are located on the west side of calendar street at its junction with Markland Street/Central Street.

The proposed new doorway seeking permission to be installed centrally on the rear elevation would be seen as a sympathetic addition. The four rooflights proposed would be noticeable from the streets to the rear of application site located uphill.

The external changes put forwarded, are considered to be sympathetic to the character and appearance of the building itself and the conservation area in which it sits and are considered to cause a very low level of harm to the designated heritage asset/ conservation area.

The NPPF is clear that where any harm is caused to a designated heritage asset, this should be weighed against the public benefits of the proposal. The main public benefit of the proposal would be the refurbishment of the upper storeys of the building, a traditional character building within the Conservation Area and facilitating the re-use of the upper

floors of the building, to ensure the buildings long, the re-opening of former blocked window openings with timber sliding sash and side-hung casement windows, thereby returning the application building to how it was historically. The proposals will therefore ensure this building is conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations, which meets the principles of Section 12 of the NPPF.

Access and Highway Safety

The proposed additional pedestrian access on the Markland Street elevation is considered acceptable from a highway safety aspect, as this elevation abuts the pavement on Markland Street. Both proposed doorways would open inwards, away from the pavement and therefore pedestrian safety of the public would not be harmed by the proposed development. The presence of the pavement on Markland Street also ensures the safety of any users of the two doorways.

The existing and proposed doors on the rear elevation are also to open inwards to ensure no obstruction would be caused to Central Street, a one-way highway, that is single width in nature, due to cars parking along the length of Central Street. Both doors on the rear elevation of the building would therefore not cause an obstruction to users of the highway running along the rear elevation of the application site.

Carbon and Energy

The proposal comprises external alterations only, with no change of use and no new floorspace. In this context, Policy JP-S2 (Carbon and Energy) is addressed proportionately through the reuse of the existing building fabric, improved thermal performance arising from replacement windows and rooflights, and compliance with the 2022 Building Regulations Part L where applicable. The requirements for EV charging under Part S do not apply to this development.

Carbon and Energy

In respect of Policy JP-C2 (Digital Connectivity), the development will facilitate access to full-fibre broadband connections, with no identified technical or viability constraints. The proposal is therefore compliant with the relevant PfE policies insofar as they apply to this form of development.

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.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 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 permission relates to the following plans:

Drawing no. (90)A001 Rev. B: Location and Site Plan

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Drawing no. (2-) A005 Rev. E: Proposed Commercial Layout Plans;
Drawing no. (2-) A007 Rev. E: Existing and Proposed Elevations;
Drawing no. (2-) A009 Rev. A: Doors and Windows Schedule;
Drawing no. (2-) A010: Window Section Details;
Drawing no. (2-) A008: Rooflight Detail;
Drawing no. (2-) A012: Door and Window Schedule Additional Units.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development pursuant to the policies of the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and National Planning Policy Framework.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	21/05/2026	DM	21.05.2026