



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	1-2 11 Halter Inn Works, Unit
Address Line 1	Redisher Croft
Address Line 2	
Address Line 3	Bury
Town/city	Ramsbottom
Postcode	BL0 9SA

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
377923	415300

Description

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Brack

Company Name

Halter Inn Works Ltd

Address

Address line 1

4

Address line 2

Alfred Avenue

Address line 3

Worsley

Town/City

Manchester

County

Country

Postcode

M28 2TX

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Joe

Surname

Jennings

Company Name

ExtensionsNW Ltd

Address

Address line 1

3

Address line 2

Cribden Street

Address line 3

Rawtenstall

Town/City

Rosendale

County

Country

Postcode

bb4 8hz

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing industrial buildings and erection of 3 no. detached dwellings

Reference number

69702

Date of decision (date must be pre-application submission)

22/11/2023

Please state the condition number(s) to which this application relates

Condition number(s)

1. Increase depth of the buildings by 1m (internal floor area) to front elevation 2. Add a single storey extension to rear of property to give additional 2m (internal floor area) 3. Roof of single storey extension to be a balcony with access from rear bedrooms French doors to replace window. Both sides of the balcony to be built up in stone to match with stone copings with a glass balustrade to front. 4. Roof gables to be increased and capped with stone copings 5. Roof amended to have a full width Gable to rear of building with associated windows in rear elevation to replace roof lights. 6. Windows to be changed to white or coloured flush fitting UPVC to enable triple glazed acoustic glass to be incorporated. 7. Add windows to the turn of the stairs on all floors. Add a window to the main bathroom. Also change French doors in the kitchen/diner to 4m bi-fold windows.

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

To alter the design and size of the proposed dwellings

If you wish the existing condition to be changed, please state how you wish the condition to be varied

To alter the design and size of the proposed dwellings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Joe

Surname

Jennings

Declaration Date

19/06/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Joe Jennings

Date

19/06/2025