



Development Management
Bury Council
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Our Ref: RG/G1047/L001
Date: 28th October 2025

Dear Sir / Madam

INSTALLATION OF EN SUITE BATHROOM WITHIN MAIN BEDROOM AND ASSOCIATED DRAINAGE CONNECTION AT 15 BARWOOD LEA [BARWOOD HOUSE], GRANTS LANE, RAMSBOTTOM, BL0 9AX [AMENDED VERSION OF REFUSED APPLICATION 72023]

On behalf of Mr. Louis Dawson, we submit this application seeking listed building consent in respect of the proposed installation of an *en suite* bathroom in the first floor master bedroom of the Grade II listed Barwood House.

This application is an amended version of LBC application ref: 72023, which was refused on 1st August 2025 for the following reasons:

- 1. The proposed partition wall would attempt to replicate the original historic features that it would mask within the room such as the moulded skirting boards and coving. This would represent a pastiche of the original features of the room challenging its authenticity and legibility causing a loss of heritage significance without any public benefit that would outweigh the harm identified.*
- 2. The proposed scheme would fail to preserve the special historic and architectural interest the listed building possesses as required by Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990. It would alter the internal layout of the room harming its legibility with regard to its form, causing an unacceptable level of harm to its heritage significance without any public benefit that would outweigh that harm.*

In an attempt to address those reasons for refusal, the following changes have been introduced:

- The height of the en suite has been reduced such that the space of the original room can be appreciated.
- A shadow gap feature has been introduced to emphasise that the en suite enclosure is a contemporary and ultimately reversible feature.
- The scope to combine external drainage into one pipe has been explored, but – as explained in the DAS – that would result in a less attractive appearance.



The proposal (as revised) is explained in detail in the submitted Design and Access Statement and separate Heritage Statement.

The proposal involves the introduction of a new stud partition at the eastern end of the principal bedroom to form an *en suite* bathroom comprising two enclosed spaces: one containing a WC and basin, and the other an enclosed shower room with basin.

The *en suite* has been designed to avoid disruption to significant internal features, and has been positioned to avoid the original sash windows and their architraves and shutters.

The lightweight stud wall is designed to be free-standing. It will not cut into or obscure decorative plaster cornices, original skirting boards, or other period features. This approach ensures that the installation is entirely reversible, allowing for quick and easy future removal without any harm to the historic fabric.

The *en suite* will be enclosed by new stud walls on all sides, allowing for a tiled finish to be applied without direct contact with any original wall.

As noted above, a shadow gap has been introduced and its height reduced to allow the original room to be 'read'.

The plasterboard will be fixed to the wall using battens with a breathable membrane to protect the existing wall.

The plasterboard lining to the stud wall will be cut to follow the contours of the existing cornice, skirting, and any surface undulations.

All new services, including waste and water supply, will be routed through voids in the studwork to avoid chasing into historic walls.

It is also proposed to replace the existing external black metal rainwater pipe as below.





Given the lightweight nature of the proposal, which will not result in any harm or loss to historic features, and will be easily removable at any point in the future, we suggest that this modest, carefully considered addition will result in no material heritage harm.

Application Content

The application comprises:

- Application form
- This covering letter
- Heritage Assessment (Townscape)
- Design and Access Statement (MDA Design)
- Existing Photographs (MDA Design)
- The following drawings (MDA Design):
 - D0372 - 200_ - Location Plan - PLANNING
 - D0372 - 201_ - Site Plan - PLANNING
 - D0372 - 202_ - Existing Bedroom Floor Plan - Level 1 - PLANNING
 - D0372 - 203_ - Existing Elevation - Front - PLANNING
 - D0372 - 204_ - Existing Elevation - Side - PLANNING
 - D0372 - 205B - Proposed Bedroom Floor Plan - Level 1 - PLANNING
 - D0372 - 206_ - Proposed Elevation - Front - PLANNING
 - D0372 - 207A_ - Proposed Elevation - Side - PLANNING
 - D0372 - 210_ - Existing Internal Elevation - PLANNING
 - D0372 - 211_ - Proposed Internal Elevation - PLANNING
 - D0372 - 212_ - Proposed Elevation S2 - Side - PLANNING

We therefore commend the details of the application and urge its approval as a good quality, respectful, policy-compliant and sustainable form of development.

If further information is required, please do not hesitate to contact Richard Gee at the above offices.

Yours faithfully
for Roman Summer Associates Ltd

Richard Gee
Director