

NOTICE OF PLANNING PERMISSION

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

To:

Sean Payne
Latch Architects Ltd
124 City Rd
London
EC1V 2NP

On Behalf Of:

Mr Moheeb Ali
2 Stephen Street South
Bury
BL8 2NT

PART 1 - Particulars of Application

Application Number: 73331

Date of Registration: 16/06/2026

Proposal:

Hip to gable loft conversion with rear dormer;
First floor extension at rear and installation of
2 no. roof lights at front; 2 no windows to side

Location:

2 Stephen Street South, Bury, BL8 2NT

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 numbered 260-P110 Rev E, 260-P111 Rev E, 260-P100 Rev E, 260-P130 Rev E, 260-P140 Rev E, 260-P141 Rev E and 260-P120 Rev F 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 and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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.

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

H2/3 H2/3 - Extensions and Alterations

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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:

Proposed North Elevations, drawing number 260-P120 Rev F, dated 15.07.2026

Proposed Front 3D, drawing number 260-P141 Rev E, dated 10.07.2026

Proposed Rear 3D, drawing number 260-P140 Rev E, dated 10.07.2026

Proposed Sections, drawing number 260-P130 Rev E, dated 10.07.2026

Proposed Site Plan, drawing number 260-P100 Rev E, dated 10.07.2026

Proposed Loft and Roof Plan, drawing number 260-P111 Rev E, dated 10.07.2026

Proposed GF and FF Plan, drawing number 260-P110 Rev E, dated 10.07.2026

NOTES TO APPLICANT

1. 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:



2 of 3

.....
On behalf of the Council

Date of Decision: 27/08/2026