

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 28/05/2026	Ref: 72966/CONDIS
Registration: 16/03/2026	LDFC: 15/04/2026	Expiry Date: 11/05/2026
Site Visit: 15/04/2026	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 3 (materials), condition 4 (windows) and condition 5 (sample panel) on planning permission 72786

Location: 111 Holcombe Old Road, Ramsbottom, Bury, BL8 4NF

Description

This application has been submitted to discharge condition 3 (materials), condition 4 (windows) and condition 5 (sample panel) on planning permission 72786.

The condition wording is as follows:

3. Physical samples of the natural slate and stone to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design and EN2/2 Conservation Area Control.

4. Details of the design, material, colour and manufacturer of the proposed windows, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. A section of the typical window reveal setback should also be submitted prior to commencement to ensure the proposed matches the original to the front.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design and EN2/2 Conservation Area Control.

5. A minimum of a 1 square metre panel of external elevation of the approved development to be constructed from the approved stone on site to show the watershot coursing before the commencement of the development approved.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design and EN2/2 Conservation Area Control.

Relevant Planning History

61803 - Demolition of sheds/stone wall/outside toilet, removal of fence and erection of two storey extension at side - Approve with Conditions 22/09/2017

72786 - Two storey extension at side - Approve with Conditions 06/03/2026

Publicity

None relevant

Statutory/Non-Statutory Consultations

Conservation Officer - following the submission of additional information, considered the conditions to be satisfied.

Pre-start Conditions - Not relevant

Development Plan and Policies

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.

Condition 3 (Materials)

Samples of both the natural slate and stone were viewed on site by the officer, with photographs shown to the Conservation Officer. These were considered acceptable and therefore Condition 3 was considered to be satisfied.

Condition 4 (Windows)

Details of the windows were submitted on proposed plans which, after amendments regarding the windows being side hung, were also considered acceptable by the Conservation Officer. It is therefore also considered that Condition 4 has been satisfied.

Condition 5 (Sample Panel)

Originally, a sample panel was constructed on site using natural stone of a different size to the existing stone used at the property. Following discussion with the Conservation Officer, a new sample panel was constructed, with the stones utilised being the same size as that of the existing property. This was considered acceptable and therefore Condition 5 has also been satisfied.

Recommendation: Approve

Conditions and Reasons:

1 The following conditions are discharged -

Condition 3 - Physical samples of the natural slate and stone to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design and EN2/2 Conservation Area Control.

Condition 4 - Details of the design, material, colour and manufacturer of the proposed windows, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. A section of the typical window reveal setback should also be submitted prior to commencement to ensure the proposed matches the original to the front.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design and EN2/2 Conservation Area Control.

Proposed Window Detail, drawing number A15, scanned 18/05/2026
Proposed 1st Floor Windows, drawing number A16, scanned 18/05/2026

Condition 5 - A minimum of a 1 square metre panel of external elevation of the

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approved

development to be constructed from the approved stone on site to show the watershot coursing before the commencement of the development approved.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design and EN2/2 Conservation Area Control.

The conditions are discharged subject to the implementation of the approved details and any remaining requirements of the condition.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CO	28.05.2026	DM	29.06.2026