

NOTICE OF PLANNING PERMISSION

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

To:

Jack Ainsworth
Cleek Design
18 Holborn Walk
Leeds
LS6 2RA

On Behalf Of:

Mr Ullah
AIG Bury Ltd
150 Heywood Street
Bury
BL9 7DY

PART 1 - Particulars of Application

Application Number: 73211

Date of Registration: 02/06/2026

Proposal:

Raise part of the roof ridge height in line with existing roof ridge with 2 no. rooflights

Location:

61 Kershaw Street, Pimhole, Bury, BL9 7HH

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 -

Job 201 -
Location plan dwg 1000
Existing elevations dwg 1001
Existing and proposed site plan 1002
Existing first floor/roof plan dwg 1003 A
Proposed elevations 2001 B
Proposed first floor/roof plan dwg 2003 A
Existing and proposed streetscene 2005 B

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 EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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:

NPPF	National Planning Policy Framework
EN1/2	EN1/2 - Townscape and Built Design
S1/5	S1/5 - Neighbourhood Centres and Local Shops
EC4/1	EC4/1 - Small Businesses
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:

Job 201 -
Location plan dwg 1000
Existing elevations dwg 1001
Existing and proposed site plan 1002
Existing first floor/roof plan dwg 1003 A
Proposed elevations 2001 B
Proposed first floor/roof plan dwg 2003 A
Existing and proposed streetscene 2005 B

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 15/07/2026