



**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 a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="380994"/> | <input type="text" value="411352"/> |

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Wainwright

Company Name

St David Project Omega Ltd

Address

Address line 1

Suite 4, 3/F, Refuge House

Address line 2

33-37 Watergate Row South

Address line 3

Town/City

Chester

County

Cheshire West

Country

United Kingdom

Postcode

CH1 2LE

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

### Name/Company

Title

Mr

First name

Stuart

Surname

Thornhill

Company Name

Jonathan Cornes Associates

### Address

Address line 1

9 Brindley Court

Address line 2

Lymedale Business Park

Address line 3

Dalewood Road

Town/City

Newcastle-under-Lyme

County

Country

United Kingdom

Postcode

ST5 9QA

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☒ Yes
- ☐ No
- ☐ Not applicable

Please add details of all persons notified

**Name of person notified:**  
\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**  
8

**Suffix:**

**Address line 1:**  
Sackville Street

**Address Line 2:**

**Town/City:**  
London

**Postcode:**  
W1S 3DG

**Date notice served:**  
16/10/2024

Description of Your Proposal

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

Change of use of former industrial premises  
(Class B2) into 15 no. residential apartments  
(Class C3)

and

Variation of condition 2 (approved plans) of  
planning permission 65525 (Change of use  
of former industrial premises (Class B2) into  
15 no. residential apartments (Class C3)) -  
Amend roof to mansard with flat centre  
section; 2no. windows on rear elevation to be  
replaced with sash windows and minor  
internal layout changes

Reference number

65525 and 70033

Date of decision

25/08/2021

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

## Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

1. Render to be installed to the to the right hand elevation – The elevation has been previously rendered as can be seen on google street view images.
2. To the right hand elevation there is an existing retrospective small window at first floor level (W38) which is to be retained on the proposed conversion. We wish to retain the window and keep it the same width although we would propose increasing its height to match the height of the adjacent windows on the elevation. To the rear elevation the two small windows (W36 & W35) are to be increased in height to match the style/ proportions of the original first floor windows on the rear elevation. The low level obscured glazing and upper pane opening casements will be installed to match the other first floor windows. Window W34 is no longer required and so will be infilled with brickwork to match the surrounding elevation brickwork.
3. On the original approval (65525) the roof was to be kept largely original with just a flat roof formed to the right hand side. On the variation approval (70033) the roof was changed significantly to allow for a central flat roof area across the entire roof area. From assessing the roof structure and the practicability of replacing / repairing the roof we are proposing to go back to the original approval where the left-hand original roof configuration stays mainly the same, with the only difference being a slightly raised parapet to the left hand elevation to allow for a wider valley between the front and rear roof pitch, discharging to a box gutter on the left-hand elevation.

Please state why you wish to make this amendment

1. This is due to the poor condition of the brickwork on this elevation and although extensive patch repairs with reclaimed bricks could be undertaken it will inevitably look patchwork hence the option to render this elevation. It is therefore proposed to rebuild the centre section in blockwork and then render. The elevation has been previously rendered as can be seen on google street view images.
2. To better match in with the original window apertures which remain on the front, right-hand side and rear elevations.
3. The amendment is a better option as it retains the majority of the existing roof structure to the left hand side of the unit, with the wider valley gutter between the two being a more efficient way of dispelling water from the roof and at the same time reducing the risk of blockages.

Are you intending to substitute amended plans or drawings?

- ☒ Yes  
☐ No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Elevations - 1076-PP-04A (Original Approval - 65525)  
Proposed Elevations - TM\_A\_104 (Variation of Condition 2 - 700033)

New plan/drawing numbers

Proposed Elevations - 1076-TI-05A

## 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

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Date (must be pre-application submission)

13/06/2024

Details of the pre-application advice received

Queried if the amendments would be suitable. Advice given back that they do not see any real issues with the proposed minor amendments.

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

## Declaration

I/We hereby apply for Non-Material Amendment 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

Jonathan Comes

Date

15/10/2024