

NOTICE OF PLANNING PERMISSION

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

To:

Mr Martyn Wilshaw
Finlason Partnership Limited
Suite 4
Beech House
1 Cambridge Road
Hale, Altrincham
WA15 9SY

On Behalf Of:

Mr & Mrs J Unsworth
Brandlesholme Old Hall
Brandlesholme Road
Bury
BL8 4LS

PART 1 - Particulars of Application

Application Number: 68082

Date of Registration: 14/02/2022

Proposal:

Removal of existing porch; Removal of existing brick stores; Removal of window to be replaced with door; Addition of 4 no. windows to ground floor and first floor roof's; Conversion of attic space to bedroom

Location:

Brandlesholme Hall, Brandlesholme Road, Tottington, Bury, BL8 4LS

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 - 19/026 - Site location plan (0-)AXP001P; Proposed site plan (2-)AP027; Existing ground and first floor plan (0-)AXE002; Existing elevations (0-)AXE003 rev 2; Proposed elevations (2-)AE023; Proposed ground floor plan (2-)AP024; Proposed first and second floor plan (2-)AP-25; Proposed roof plan (2-)AP026 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 listed.
- 3 Details/Samples of all the materials, (including paint and render colour and types) 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 development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to protect the historic character of the Listed Building pursuant to Bury Unitary Development Plan Policies EN1/1 Visual Amenity, EN2/3 - Listed Buildings and H2/3 - Alterations and Extensions.

- 4 No development shall commence unless and until design details of the roof lights and bay window/bi-fold doors and methods/detail of their installation have been submitted to and approved by the Local Planning Authority. Only the approved details shall thereafter be implemented.

Reason. In the interests of visual amenity and to safeguard the character and setting of the Listed Building pursuant to Bury Unitary Development Plan Policies EN1/1 - Visual amenity, EN2/3 - Listed Buildings and the NPPF.

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:

OL1	OL1 - Green Belt
OL5/2	OL5/2 - Development in River Valleys
EN2/3	EN2/3 - Listed Buildings
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
H2/3	H2/3 - Extensions and Alterations
NPPF	National Planning Policy Framework
EN6/3	EN6/3 - Features of Ecological Value

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:

19/026 - Site location plan (0-)AXP001P; Proposed site plan (2-)AP027; Existing ground and first floor plan (0-)AXE002; Existing elevations (0-)AXE003 rev 2; Proposed elevations (2-)AE023; Proposed ground floor plan (2-)AP024; Proposed first and second floor plan (2-)AP-25; Proposed roof plan (2-)AP026

NOTES TO APPLICANT

- . The applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Signed:



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On behalf of the Council

Date of Decision: 06/05/2022