

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mr Adam Mokhtar  
Diogel Architecture  
3 Connaught House  
Riverside Business Park  
Benarth Road  
Conwy  
LL32 8UB

**On Behalf Of:**

Leah Hauserman  
11 Lansdowne Close  
Ramsbottom  
Bury  
BL0 9WE

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### PART 1 - Particulars of Application

**Application Number:** 70832

**Date of Registration:** 24/06/2024

**Proposal:**

Change of use from vacant warehouse to pilates studio; and replacement of first floor opening to a glazed window

**Location:**

6 Paradise Street, Ramsbottom, Bury, BL0 9BS

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### 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 the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This permission relates to the following plans:

Drawing no. 1265-02-03-02: Proposed Plans  
Drawing no. 1265-02-04-02 Rev. D: Proposed Elevations

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

- 3 The use hereby permitted shall not be open to customers outside the following times: 06.30 to 20.00 on Mondays to Fridays and 09:00 - 12:00 on Saturdays; and there shall be no operation on Sundays, Bank or Public Holidays.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EN2/1(b) - Townscape and Built Design of the Bury Unitary Development Plan and EN7/2 - Noise Pollution of the Bury Unitary Development Plan, and the National Planning Policy Framework.

- 4 The new window in the original first floor opening to the Paradise Street elevation of the building to which this permission relates shall be timber and in the style shown on the approved drawings.

Reason. In order to preserve the special architectural or historic interest of the building and the conservation area in which it is set, in accordance with Policies EN2/1: Character of Conservation Areas and EN2/2: Conservation Area Control of the Bury Unitary Development Plan and the National Planning Policy Framework.

**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:**

|       |                                           |
|-------|-------------------------------------------|
| Area  | Area RM2 - St Paul's/Crow Lane            |
| RM2   |                                           |
| EN1/2 | EN1/2 - Townscape and Built Design        |
| EN2/1 | EN2/1 - Character of Conservation Areas   |
| EN2/2 | EN2/2 - Conservation Area Control         |
| EN7/2 | EN7/2 - Noise Pollution                   |
| JP-C8 | Transport Requirements of New Development |
| NPPF  | National Planning Policy Framework        |

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:**

**NOTES TO APPLICANT**

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

**Date of Decision:** 29/08/2024