

NOTICE OF PLANNING PERMISSION

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

To:

Tom Attewell
Tom Attewell Architects Ltd
Bridgeway House
Mellor Road
Cheadle Hulme
Stockport
SK8 5AU

On Behalf Of:

Mark Sekree
1 Prospect House Tanners Street
Ramsbottom
Bury
BL0 9ES

PART 1 - Particulars of Application

Application Number: 72794

Date of Registration: 30/01/2026

Proposal:

Single storey rear extension, loft conversion with front and rear dormers, partial reclad and external modifications

Location:

1 Prospect House, Tanners Street,
Ramsbottom, Bury, BL0 9ES

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 numbered 201-3 Rev A, 210-3 Rev C, 211-3 Rev A, 203-3, 202-3, 200-3 and 001_3 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, with the window frame material being aluminium.
Reason. In the interests of visual amenity, to preserve the character and appearance of the conservation area and to ensure a satisfactory development pursuant to the following Policies of Bury Unitary Development Plan H2/3 - Extensions and Alterations of the Bury Unitary Development Plan, EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties

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:

SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
H2/3	H2/3 - Extensions and Alterations
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
JP-P2	Heritage
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:

Location and Block Plans, drawing number 001_3, dated 29.01.2026
Proposed First Floor Plan, drawing number 201-3 Rev A, dated 29.01.2026
Proposed Front and Rear Elevations, drawing number 210-3 Rev C, dated 29.01.2026
Proposed Side Elevations, drawing number 211-3 Rev A, dated 29.01.2026
Proposed Cellar and Roof Plans, drawing number 203-3, dated 29.01.2026
Proposed Loft Plan, drawing number 202-3, dated 29.01.2026
Proposed Ground Floor Plan, drawing number 200-3, dated 29.01.2026

NOTES TO APPLICANT

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

Signed:

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

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On behalf of the Council

Date of Decision: 14/04/2026