

DELEGATED REPORT

Report by Helen Pressley	Date of report: 23/09/2025	Ref: 72242/CONDIS
Registration: 30/07/2025	LDFC: 17/09/2025	Expiry Date: 24/09/2025
Site Visit: 22/09/2025	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition nos. 3 (roof material), 4 (external elevation and boundary wall materials), 5 (window frame material) and 6 (gate and door materials) on listed building consent 71823

Location: Higher House Cottage, Moor Road, Ramsbottom, Bury, BL8 4NY

Description

Planning Permission and Listed Building Consent has been granted for the erection of single storey annexe to the side of the existing Listed Building, fronting Moor Road. The proposed annexe would comprise of a living room, bedroom, kitchen/diner and bathroom with an yard area to the side. The proposed annexe would be constructed from random stone walling and reclaimed slates.

Application submitted to discharge condition nos. 3 (roof material), 4 (external elevation and boundary wall materials), 5 (window frame material) and 6 (gate and door materials) on listed building consent 71823

Relevant Planning History

47775 - New garage; alterations to boundary wall - Approve with Conditions 01/05/2007

60300 - Re-roofing to include renewal of lead work, repair of chimneys and 5 no. replacement timber dormer windows - Approve with Conditions 30/09/2016

60301 - Listed building consent for re-roofing to include renewal of lead work, repair of chimneys and 5 no. replacement timber dormer windows - Approve with Conditions 30/09/2016

60971 - Refurbishment and remodelling to include replacement windows, works to external elevations and internal alterations - Approve with Conditions 21/04/2017

60972 - Listed Building Consent for refurbishment and remodelling to include replacement windows, works to external elevations and internal alterations - Approve with Conditions 21/04/2017

61906 - Listed building consent for remedial restraint of front elevation wall and window panels - Approve with Conditions 02/11/2017

63022 - Variation of condition no. 2 (approved plans for listed building consent ref: 60972) for retention of stainless steel window frames with 28mm double glazed units. - Approve with Conditions 29/10/2018

63065 - Variation of condition no. 2 (approved plans for planning application ref: 60971) for retention of stainless steel window frames with 28mm double glazed units. - Approve with Conditions 29/10/2018

65056 - Removal of existing vehicular access gates, stone pillars and curved wall; Construction of new curved wall in its original configuration attached to the main house; Widening of existing double gates adjacent an outbuilding; Provision of outdoor car parking; Refurbishment of the outbuilding for use by locals as a communal bin store - Approve with Conditions 10/09/2020

65057 - Listed building consent for removal of existing vehicular access gates, stone pillars and curved wall; construction of new curved wall in its original configuration attached to the main house; widening of existing double gates adjacent an outbuilding; provision of outdoor car parking; refurbishment of the outbuilding for use by locals as a communal bin store. - Approve with Conditions 10/09/2020

68241 - Extension, alteration and remodelling of outbuildings to form a family annexe - Approve with Conditions 04/11/2022

69042 - Listed building consent for extension, alteration and remodelling of outbuildings to form a family annexe - Approve with Conditions 09/12/2022

69421 - Erection of freestanding timber garden room and increase in height of the boundary wall - Withdrawn by Applicant 26/06/2023

69422 - Listed building consent for erection of freestanding timber garden room and increase in height of the boundary wall - Withdrawn by Applicant 26/06/2023

71808 - Erection of single storey annexe - Approve with conditions 23/5/2025

71823 - Listed building consent for erection of single storey annexe - Approve with Conditions 23/05/2025

72244 - Application to discharge condition nos. 4 (contamination), 5 (soil materials) and 6 (roof material), 7 (external elevation and boundary wall finish), 8 (window frames materials) and 9 (gates and doors materials) on planning permission 71808 - Pending

Publicity

N/A

Statutory/Non-Statutory Consultations

Conservation Officer - No objections raised

Listed buildings - National Amenity Societies - No response

Pre-start Conditions - Not applicable

Development Plan and Policies

EN2/3 Listed Buildings

NPPF National Planning Policy Framework

Issues and Analysis

Condition 3

The roof slope covering of the development hereby approved that would face Moor Road shall be constructed from the reclaimed natural stone slab of the previously existing out building in accordance with the submitted Planning Statement dated March 2025. Any additional natural stone slab requirement shall be approved in writing by the Local Planning Authority before its use. The rear facing roof slopes of the development hereby approved shall be natural slate in accordance with the submitted Planning Statement dated March 2025 and approved in writing by the Local Planning Authority before their use. Only approved materials shall be used.

Reason. To preserve the setting of the grade II listed Higher House and the character and appearance of the conservation area pursuant to Development Plan Policies EN2/3 - Listed Buildings, EN2/1 - Character of Conservation Area, EN2/2 Conservation Area Control, the National Planning Policy Framework, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

Site visit by Case Officer and Conservation Officer 22/09/2025. Original slates and slabs from demolished outbuilding retained for use on site and inspected. Considered acceptable. Condition can be discharged.

Condition 4

The external finishes of the elevations and boundary wall of the development hereby approved facing Moor Road and visible in the street scene shall be constructed from the reclaimed natural stone from the previously existing outbuilding in accordance with the submitted Planning Statement. Any additional natural stone requirement shall be approved in writing by the Local Planning Authority before it is used. The stone shall be random coursed in accordance with the Planning Statement dated March 2025 and a sample panel approximately 2m x 2m shall be approved in writing by the Local Planning Authority before the development is commenced.

Reason. To preserve the setting of the grade II listed Higher House and the character and appearance of the conservation area pursuant to Development Plan Policies EN2/3 - Listed Buildings, EN2/1 - Character of Conservation Area, EN2/2 Conservation Area Control, the National Planning Policy Framework, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

Site visit by Case Officer and Conservation Officer 22/09/2025. It was agreed that the pattern was acceptable and that a slight improvement could be achieved if the area of pointing/mortar was reduced by being set slightly recessed and where possible with a tighter bond. The sample panel of the exterior stone finish constructed on site is, subject to the agreed alterations of a slightly tighter and recessed bond, is acceptable and would comply with condition 4.

Condition 5

Sample(s) of the proposed stained timber high performance window frames, with slimline double or single glazed units shall be approved in writing by the Local Planning Authority before the development is commenced. A window reveal set back of between 25mm and 75mm, or otherwise agreed with in writing by the Local Planning Authority shall be confirmed with window reveal set back section detail. The development shall be implemented in accordance with the agreed details.

Reason. No details of the proposed windows has been submitted as part of the application and to preserve the setting of the grade II listed Higher House and the character and appearance of the conservation area pursuant to Development Plan Policies EN2/3 - Listed Buildings, EN2/1 - Character of Conservation Area, EN2/2 Conservation Area Control, the National Planning Policy Framework, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

Site visit by Case Officer and Conservation Officer 22/09/2025. The revised details on plan R-0565-306 Revision A showing details of the window without the timber sill and to be side opening and painted in either a black or dark blue/grey finish is acceptable and would comply with condition 5.

Condition 6

The proposed boundary wall gates and external doors shall be of stained plain timber, details to be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. Only the approved materials shall be used in construction

of the development.

Reason. No details of the proposed gates or doors have been submitted as part of the application and to preserve the setting of the grade II listed higher house and the character and appearance of the conservation area pursuant to Development Plan Policies EN2/3 - Listed Buildings, EN2/1 - Character of Conservation Area, EN2/2 Conservation Area Control, the National Planning Policy Framework, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

Conservation Officer confirmed that the design of the door and gate are acceptable. Dark black or blue/grey finish is considered to be acceptable.

Recommendation: Approve

Conditions and Reasons:

- 1 The conditions of application 71823 listed below are approved:
 - Condition 3 - Roof Materials
 - Condition 4 - External elevation and boundary wall materials
 - Condition 5 - Window frame details
 - Condition 5 - Gate and door details

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	23/09/2025	DM	23/09/2025