

DELEGATED REPORT

Report by Helen Pressley	Date of report: 23/09/2025	Ref: 72244/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. 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

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 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

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

72242 - 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 - Pending

Publicity

N/A

Statutory/Non-Statutory Consultations

Conservation Officer - No objections

Environmental Health - Contaminated Land - The contaminated land conditions placed on the approved development can only be considered post development and prior to occupation. Condition 4 requires information as to whether or not contamination was encountered during the development. Condition 5 is only relevant if soil is imported for the development; if its not then no need to request discharge.

Listed buildings - National Amenity Societies - No response

Pre-start Conditions - Not relevant

Development Plan and Policies

EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN2/3	Listed Buildings
EN8/2	Woodland and Tree Planting
OL1/2	New Buildings in the Green Belt

OL7/2	West Pennine Moors
H2/3	Extensions and Alterations
JP-G9	The Green Belt
JP-P2	Heritage
JP-G1	Landscape Character
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
NPPF	National Planning Policy Framework

Issues and Analysis

Condition 4

The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);*
- II. Remediation Strategy & Verification Plan;*

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. *To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).*

The contaminated land conditions placed on the approved development can only be considered post development and prior to occupation. Condition 4 requires information as to whether or not contamination was encountered during the development.

Condition 5

Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

Reason. *To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).*

The contaminated land conditions placed on the approved development can only be considered post development and prior to occupation. Condition 5 is only relevant if soil is imported for the development; if its not then no need to request discharge

Condition 6

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 7

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. Only the 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. 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 7.

Condition 8

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 8.

Condition 9

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: Split Decision

Conditions and Reasons:

1 The following conditions of application 71808 listed below are discharged:

Condition 6 - Roof material

Condition 7 - External elevation and boundary wall materials

Condition 8 - Window details

Condition 8 - Gate and door details

The following conditions of application 71808 listed below are refused for the reason set out below:

Condition 4 - Unforeseen Contamination

Condition 5 - Imported Soil

The contaminated land conditions placed on the approved development can only be considered post development and prior to occupation. Condition 4 requires information as to whether or not contamination was encountered during the development. Condition 5 is only relevant if soil is imported for the development.

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