

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mr Mark Thorley  
Mark Thorley Design  
23 Back Lane  
Grange Moor  
Wakefield  
WF4 4EJ

**On Behalf Of:**

Mr S Worrall  
Bast House Farm Cottage  
Manchester Road  
Ramsbottom  
Bury  
BL9 5LZ

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### PART 1 - Particulars of Application

**Application Number:** 72864

**Date of Registration:** 06/03/2026

**Proposal:**

Replace existing windows with powder coated aluminium windows; change window to ground floor front & side elevation to glazed door, addition of window to first floor rear elevation and increase size of window to existing ground floor rear elevation. Upgrade house insulation to improve thermal performance which will need side gable recessed bay to be insulated and rendered white externally

**Location:**

Bast House Cottage, 335 Manchester Road, Ramsbottom, Bury, BL9 5LZ

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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 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 2024/04/01, 02, 03, 04, 10 and 11 and door and window details dwg 12 and 13 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.

**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:**

|       |                                                                                           |
|-------|-------------------------------------------------------------------------------------------|
| H2/3  | H2/3 - Extensions and Alterations                                                         |
| SPD6  | Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties. |
| EN2/3 | EN2/3 - Listed Buildings                                                                  |
| EN1/1 | EN1/1 - Visual Amenity                                                                    |
| JP-P1 | Sustainable Places                                                                        |
| JP-P2 | Heritage                                                                                  |

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:**

Drawings numbered 2024/04/01, 02, 03, 04, 10 and 11 and door/window details dwg 12/13

**NOTES TO APPLICANT**

Not Applicable

Signed:



2 of 2

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On behalf of the Council

**Date of Decision:** 09/04/2026