

NOTICE OF PLANNING PERMISSION

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

To:

Mr Stephen Wardle
SDW architectural design
34 Twisse Road
Bolton
BL26NZ

On Behalf Of:

Mr Fayaz Patel
44 Bridge Street
Ramsbottom
Bury
BL0 9AQ

PART 1 - Particulars of Application

Application Number: 70654

Date of Registration: 08/04/2024

Proposal:

Replacement of existing timber shop front with hybrid timber and new aluminium shop front and stone stall riser

Location:

44 Bridge Street, Ramsbottom, Bury, BL0 9AQ

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 069 (01) 000 Rev B, 069 (01) 001 Rev B, 069 (02) 002 Rev B, 069 (02) 003 Rev B, 069 (02) 004 Rev B, 069 (31) 011 Rev A, 069 (02) 005 Rev B, 069 (05) 006 Rev C, 069 (07) 008 Rev C, 069 (05) 007 Rev C, 069 (31) 009 Rev C, 069 (31) 010 Rev B and supporting documents Planning Statement inc. Heritage Impact Assessment April 2024, Energy Statement 2nd May 2024 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 listed.
- 3 Any new stone used on the external elevations shall match the existing in colour, texture, block size and coursing. Samples of the stone to be used shall be submitted to and approved in writing by the Local Planning Authority before work commences.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to preserve the significance of the Conservation Area pursuant to UDP Policies EN2/1 - and EN2/2 - Conservation Area Control and the National Planning Policy Framework.

- 4 Samples of the painted hardwood timber sacrificial window frame together with details of their manufacturer and colour shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved window frames shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to preserve the significance of the Conservation Area pursuant to UDP Policies EN2/1 - and EN2/2 - Conservation Area Control 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:

EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
S1/2	S1/2 - Shopping in Other Town Centres
S2/2	S2/2 - Prime Shopping Areas and Frontages
Area RM3	Area RM3 - Bolton Street/Bridge Street
EN1/8	EN1/8 - Shop Fronts
JP-S2	Carbon and Energy
EN1/2	EN1/2 - Townscape and Built Design

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:

069 (01) 000 Rev B, 069 (01) 001 Rev B, 069 (02) 002 Rev B, 069 (02) 003 Rev B, 069 (02) 004 Rev B, 069 (31) 011 Rev A, 069 (02) 005 Rev B, 069 (05) 006 Rev C, 069 (07) 008 Rev C, 069 (05) 007 Rev C, 069 (31) 009 Rev C, 069 (31) 010 Rev B.

Supporting Documents:

Planning Statement inc. Heritage Impact Assessment April 2024
Energy Statement 2nd May 2024

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 23/05/2024