

DELEGATED REPORT

Report by Tom Beirne	Date of report: 09/04/2026	Ref: 72864/FUL
Registration: 06/03/2026	LDfC: 02/04/2026	Expiry Date: 01/05/2026
Site Visit: 20/03/2026	Site Notice: N/A	Press Date: 12/03/2026
Objections: 0	Con Area:	Adv Type: ALB
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: HOUS

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

Description

The application relates to a detached two storey stone built house between Bast House to the north west and a group of former agricultural buildings recently converted to residential. The property is a grade two listed building dating from the early 18th Century.

The proposal, which follows a recently refused application, involves replacing the existing windows, adding an additional window to rear elevation and changing the size of a window, also at the rear. The scheme also includes changing an existing window to door to front and side elevations.

The scheme also includes the installation of thermal insulation to side elevation recessed gable and a white exterior render finish (currently existing exterior wall painted white brick).

The application follows a previous refusal for the replacement of windows with Upvc windows on grounds that they were inappropriate and there was insufficient information with regard to identifying the significance as required by paragraph 207 of the National Planning Policy Framework. This latest application has replaced the previously proposed Upvc window with aluminium and includes a statement of significance.

Relevant Planning History

71336 - Replacement of existing sections of flat roof with pitched roof - Approve with Conditions 23/12/2024

71337 - Listed building consent for replacement of existing sections of flat roof with pitched roof - Approve with Conditions 23/12/2024

71949 - Replace existing windows with UPVC woodgrain 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 - Refused 26/09/2025

71950 - Listed Building Consent to replace existing 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 - Refused 26/09/2025

72865 - Listed Building Consent to 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 - Approve with Conditions

Publicity

Immediate neighbours notified by letter dated 06/03/2026. No objections received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objection.

Pre-start Conditions - N/A

Development Plan and Policies

H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
EN2/3	Listed Buildings
EN1/1	Visual Amenity
JP-P1	Sustainable Places
JP-P2	Heritage

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan

1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Visual amenity/ Heritage - The replacement windows and works to the gable are considered to be appropriate and in keeping with the existing property and would not appear incongruous within the locality.

There are no objections from the conservation officer. In terms of visual amenity and heritage, the proposal is acceptable and complies with UDP Policy H2/3 Extensions and alterations.

Residential amenity - Given the nature of the proposal, there are no residential amenity issuers arising. In terms of residential amenity the proposal is acceptable and complies with UDP Policy H2/3 Extensions and alterations.

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.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 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.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
TB 9/4/26		DM 9/4/26	