

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 18/07/2025	Ref: 71896/FUL
Registration: 06/06/2025	LDFC: 11/07/2025	Expiry Date: 01/08/2025
Site Visit: 13/06/2025	Site Notice: 13/06/2025	Press Date: 19/06/2025
Objections: 0	Con Area: RAMS	Adv Type: CA
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIOT

Proposal: Replacement of existing timber main entrance door and 1 no. sash window above the door

Location: Barwood Lea Mill, Grants Lane, Ramsbottom, Bury, BL0 9NB

Description

The application relates to a 2 storey stone built apartment building which had been converted from a mill in the late 1980's/early 1990's. The site is located in the Ramsbottom Conservation Area and the building is a Non-Designated Heritage Asset.

The building has large symmetrical facades with sash windows and the central entrance is marked by a segmental doorway with a shallow pitch supported by two columns.

The application seeks the replacement of existing timber main entrance door and 1 no. sash window above the door.

Relevant Planning History

n/a

Publicity

Letters sent to 4 properties.
Site notice posted 19/6/25
Press advert 19/6/25

No responses received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objection

Pre-start Conditions - Not relevant

Development Plan and Policies

NPPF	National Planning Policy Framework
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
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 impact

The door would be designed to match the style proportions and detailing of the original in a hardwood timber and therefore retain the historic importance of the building. Introducing double glazing would improve the thermal efficiency of the building.

Similarly, the replacement sash window at the first floor would be a like for like replacement in terms of design, style and proportions with the benefit of double glazing.

The proposals would not have a significantly detrimental harm to the internal or external original features and would be appropriate within the setting of the Conservation area.

The proposed development would therefore preserve the Conservation Area and would be appropriate development and comply with policies EN1/2, EN2/1, EN2/2 and the principles of the NPPF.

Residential amenity

The replacement door and window would not affect the internal arrangements of the apartment or the residents. The proposal to incorporate double glazing would reduce heat loss and improve insulation for the occupiers.

The proposed development is therefore considered to comply with policies EN1/2 and EN2/3.

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 -
 Ordnance survey red edge blue edge plan CPS 24 136 1000
 Existing and proposed fenestration CPS 24 136 2001
 Proposed details CPS 24 136 3000

 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.

- 3 The proposed development shall be carried out in accordance with the materials detailed on the approved plans.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	18/7/25	DM	28/07/2025