

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 27/03/2026	Ref: 72733/FUL
Registration: 02/03/2026	LDfC: 01/04/2026	Expiry Date: 27/04/2026
Site Visit: 11/03/2026	Site Notice: 11/03/2026	Press Date: 12/03/2026
Objections: 0	Con Area: HOLC	Adv Type: CA
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: MIOT

Proposal: Installation of 1 no. gas flue and 2 no. wall vents to rear elevation

Location: 2nd Floor Flat, 22 Holcombe Village, Ramsbottom, Bury, BL8 4LZ

Description

The application relates to the 2nd floor flat of a mid terraced property on the north-western side of Lumb Carr Road. The front of the property opens onto the pavement aligning Lumb Carr Road. To the rear, Moor Road borders the site.

The proposal is to install a flue and a vent to the front elevation, together with a vent to the north-eastern side elevation. The proposed vents are 100mm in diameter, dark brown in colour and would be fixed flat to the wall. The proposed flue would be 150mm in diameter and would project 100mm from the front elevation of the property. It would be black in colour.

The site is located within the Holcombe Conservation Area and the Green Belt.

The area is mixed use in nature, with the site being opposite the Shoulder of Mutton public house, alongside being sited neighbouring an Indian restaurant. There are also residential dwellings.

Relevant Planning History

13/0091 - Advertisements - 03/07/2013

Publicity

7 neighbouring properties were consulted on 09/03/2026. No comments have been received.

A press notice was published 12/03/2026 and a site notice erected 11/03/2026.

Statutory/Non-Statutory Consultations

Conservation Officer - no objections

Environmental Health - Pollution Control - no comments or observations received.

Pre-start Conditions - Not relevant

Development Plan and Policies

OL1	Green Belt
H2/3	Extensions and Alterations
EN2	Conservation and Listed Buildings
SPD6	Supplementary Planning Document 6: Alterations & Extensions
NPPF	National Planning Policy Framework
PFE	Places for Everyone
EN1/2	Townscape and Built Design

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.

Heritage

The proposed would be sited within the Holcombe Village Conservation Area, therefore a heritage statement is a requirement. Consulting with the National Planning Policy Framework (NPPF) clause 207 requires that the applicant should describe the significance of any heritage assets affected, including any contribution made by their setting.

The proposed would be located on the external front and north-eastern side walls of the 2nd floor of the property. Given this, and their size, which is not more than 150mm in diameter, it is unlikely that they would cause an unacceptable impact on the character of the Conservation Area.

The Conservation Officer was consulted and had no objections.

Given this, the proposed would protect and enhance the character of the Conservation Area. The proposal is therefore considered acceptable.

Green Belt

The site is located within the Green Belt, however the proposals are minor amendments to the property, would not increase the volume of the property beyond that of an acceptable standard and therefore would have no further impact on the openness or purpose of the Green Belt. The proposal is therefore acceptable and complies with the NPPF and UDP Policy OL1 Green Belt.

Visual Amenity

The proposals represent minor additions to the property. As noted within SPD6, alterations to a property that could usually be done using permitted development rights is a material planning consideration. The property has permitted development rights removed however these minor alterations could usually be added using permitted development rights.

Furthermore, the proposed vents and flue are between 100mm and 150mm, and situated at over 8m in height, which would not appear as an overbearing addition within the street scene. The locality is also mixed use, with a neighbouring Indian restaurant and public house featuring similar additions, and so they would also not appear out of character.

Residential Amenity

Neighbours to the front retain over 6m and so are unlikely to face further impacts from the proposal.

Properties to the south/west side are sited away from the proposed and therefore would face no further impacts.

The adjoining property to the north-east adjoins the side where one of the proposed vents is sited. The proposed vent is sited approximately 1.3m above the ridge height of this property and therefore it is unlikely to cause impacts.

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 1, scanned 06/03/2026, titled Elevations

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and Plan 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 external finishing materials for the proposal hereby approved shall match those proposed in conditioned plan no1, scanned 06/03/2026

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>
CO	27/03/2026	DM	01.04.2026