



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	4
Suffix	
Property Name	
Address Line 1	Stormer Hill Fold
Address Line 2	
Address Line 3	Bury
Town/city	Tottington
Postcode	BL8 4AU

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
377510	413492

Description

Applicant Details

Name/Company

Title

Mrs

First name

Ann

Surname

Brants

Company Name

Address

Address line 1

4 Stormer Hill Fold

Address line 2

Tottington

Address line 3

Town/City

Bury

County

Country

GB

Postcode

BL8 4AU

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

1. Living room, rear porch/pantry, rear bedroom, kitchen, front bedroom, bathroom. (5 new hardwood frames with 14mm slimline double glazed units, and 2 existing hardwood frames being upgraded with 14mm double glazed units replacing current single glazing.)

Replacement of all current single glazed windows with hardwood slimline double glazed units. Some of the existing single glazed windows are already in hardwood frames and the others (some of which are cracked, chipped or broken) are cemented directly into the stone mullions.

In October 2025, prior to buying the cottage, our surveyor recommended that we budget for early renewal of the rear windows due to their poor condition. The wooden frame to the rear bedroom window is rotten and the glazing is damaged. The wooden frame to the living room has been painted over and cannot be opened so there is no ventilation available for this room. Glazing in this window is also damaged.

The high window to the rear porch/pantry is very small, approximately 43cms x 58cms, and whilst it does currently have an opener, we propose to replace it with one double glazed unit, without an opener.

The existing single glazed hardwood windows to the front bedroom and bathroom were only replaced in 2025 by the previous owner on a "like for like" basis, and we have been advised by the installer that these window frames can be retained and can be adapted to accommodate new slimline double glazed units, therefore retaining the same appearance, as there would be no change to the existing timber frames.

2. Replacement of existing ill fitting hardwood panelled external front door and frame with a new hardwood panelled door and frame with a 5 lever mortice lock to the door. The current door has a gap down the side through which daylight can be seen, and it only has a Yale lock for security. Survey (13/10/25) stated that waterproof seals to be maintained around door frames to minimise risk of penetrating dampness.

We are committed to maintaining our new 302 year old home to the highest of standards and we have been advised that installing double glazing along with a new front door that would keep out the elements, significantly reduce heat loss, and offer increased security, would also ensure that our home is much more energy efficient with the resulting reduction in condensation improving the internal fabric of the building and reducing the likelihood of damp affecting the internal walls and ceilings, which in turn may have adverse effects on our health.

On purchase, the Energy Performance Certificate (EPC) for the property was D - with a score of 65, with a potential improvement to B - and a score of 89.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
- ☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
- ☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☐ Yes
- ☒ No

b) works to the exterior of the building?

- ☒ Yes
- ☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
- ☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
- ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Photographs uploaded showing the current windows and door, and the proposed timber double glazed windows and hardwood door.
References for photos of the front of the cottage: Front 1 - Front 8
References for photos of the rear of the cottage: Rear 9 - Rear 14
References for photos of the front door of the cottage: Door 15 and Door 16

* Location Plan. 1:1250 scale map with boundaries in red. PLEASE SEE 1 IN THIS FORM*

D1 - Reference for drawings of elevations, floor plans, and joinery section drawing (Scale 1:1 / 1:2 / 1:5) showing how the slimline glass sits inside the hardwood frame and how the frame meets the stone mullion.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Windows

Existing materials and finishes:

1. Single glazed windows in white painted timber frames cemented into stone mullions - kitchen, front bedroom, bathroom, living room, rear bedroom, rear porch/pantry. 2. Single glazed windows, glass only, cemented directly into stone mullions - kitchen, living room, rear bedroom.

Proposed materials and finishes:

1. Hardwood timber framed windows with 14mm slimline double glazed units, toughened where required, low energy glass units with warm spacer bar in white painted hardwood timber frames cemented into stone mullions, replacing current old frames. Current hardwood frames, installed in 2025 to the front bedroom and bathroom, to have the current single glazed units replaced with 14mm slimline double glazed units as above, maintaining the current appearance of the front bedroom and bathroom. 2. Glass only windows to front and rear, to be replaced by hardwood timber framed windows with 14mm slimline double glazed units, toughened where required, low energy glass units with warm spacer bar in white painted hardwood timber frames cemented into stone mullions.

Type:

External doors

Existing materials and finishes:

Existing panelled hardwood front door painted grey. Existing timber door frame. Draughty ill fitting door with a gap down the side through which daylight can be seen and through which rain and wind blows during bad weather. Poorly fitted Yale lock is the only security offered to the main entrance of the cottage.

Proposed materials and finishes:

New door casing and tongue & groove panelled door in hardwood, braced and framed. Door to be in a natural stained finish. Handle, hinges, letter box, thresher to the floor. Door furniture of letterbox, handle, hinges and number to be black ironwork, as in the existing door. 5 lever mortice lock to offer effective security to the main entrance.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Photographs showing current and proposed view, referenced by numbers as follows:

FRONT view -

1. Cottage - Cottage current view. 2. Cottage proposed.
3. Kitchen - Kitchen current view. 4. Kitchen proposed.
5. Bedroom - Bedroom current view. 6. Bedroom proposed.
7. Bathroom - Bathroom current view. 8. Bathroom proposed.

REAR:

9. Living room window - Living room window current view. 10. Living room window proposed.
11. Porch / pantry - Porch / pantry current view. 12. Porch / pantry proposed.
13. Bedroom - Bedroom current view. 14. Bedroom proposed.

Combined design, access and heritage statement attached.

Reference D1: Drawings showing the elevations of the cottage, and detailed drawings showing how the hardwood frames will sit within the stone mullions.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☒ Yes
☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

The attached TPO shows trees to the front of 2 Stormer Hill Fold, demarcated by a dotted line, Reference G4.
Two trees remain at the location, both beech trees.

Reference - TPO Stormer Hill Fold 1 - dated 1980 and revised February 2003 attached.
Reference - TPO Stormer Hill Fold 2 - close up of Reference TPO Stormer Hill Fold 2 attached
- TPO Stormer Hill Fold 3 - Trees specified by reference to an area.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

email query to office - no reference received.

Date (must be pre-application submission)

08/05/2026

Details of the pre-application advice received

I emailed the planning office to enquire as to whether replacement windows should be timber or could be UPVC and I received an email reply on 8th May from Development Control to say that the Conservation Officer, Mark Kilby, had been consulted and that he had advised that any replacement windows should be timber frames.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

- ☐ Yes
- ☒ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of those owners.

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.

** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

4

Suffix:

Address line 1:

Stormer Hill Fold

Address Line 2:

Tottington

Town/City:

Bury

Postcode:

BL8 4AU

Date notice served (DD/MM/YYYY):

15/07/2026

Person Role

☒ The Applicant

☐ The Agent

Title

Mrs

First Name

Ann

Surname

Brants

Declaration Date

19/08/2026

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ann Brants

Date

19/08/2026