

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mr Sam Golding  
Gold Sketch Studios LTD  
55a Bury Old Road  
Prestwich  
M25 0FG

**On Behalf Of:**

Coe  
C/O agent

---

**PART 1 - Particulars of Application****Application Number:** 71449**Date of Registration:** 17/01/2025**Proposal:**

Change of use from 5 bed/ 6 person House in Multiple Occupation (Class C4) to 7 bed/ 7 person House in Multiple Occupation (HMO) (Sui Generis) and loft conversion with rear dormer

**Location:**

31 Hilton Crescent, Prestwich, Manchester, M25 9NQ

---

**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 -

Red edge location plan dated 16 Dec-2024  
Site - existing and proposed 502 rev 2  
Proposed plans and elevations 003 rev 5  
Existing plans and elevations 002 rev 1  
Cycle shelter details dwg 1.0 revision 00

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 bin and bike storage facilities indicated on the approved plans shall be made available prior to the use hereby approved commencing and maintained thereafter.

Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway pursuant to policies H2/2 and JP-C8 and the NPPF.

- 4 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

**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:**

|       |                                                                                                        |
|-------|--------------------------------------------------------------------------------------------------------|
| NPPF  | National Planning Policy Framework                                                                     |
| H1/2  | H1/2 - Further Housing Development                                                                     |
| H2/1  | H2/1 - The Form of New Residential Development                                                         |
| H2/2  | H2/2 - The Layout of New Residential Development                                                       |
| H2/4  | H2/4 - Conversions                                                                                     |
| EN1/2 | EN1/2 - Townscape and Built Design                                                                     |
| EN7/2 | EN7/2 - Noise Pollution                                                                                |
| HT2/4 | HT2/4 - Car Parking and New Development                                                                |
| SPD11 | Development Control Policy Guidance Note 11 - Parking Standards in Bury                                |
| SPD13 | Development Control Policy Guidance Note 13 - Conversion of Buildings to Houses in Multiple Occupation |
| JP-C2 | Digital Connectivity                                                                                   |
| JP-C5 | Streets For All                                                                                        |
| JP-C6 | Walking and Cycling                                                                                    |
| JP-C8 | Transport Requirements of New Development                                                              |
| JP-S2 | Carbon and Energy                                                                                      |
| JP-P1 | Sustainable Places                                                                                     |

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:**

Red edge location plan dated 16 Dec-2024  
Site - existing and proposed 502 rev 2  
Proposed plans and elevations 003 rev 5  
Existing plans and elevations 002 rev 1  
Cycle shelter details dwg 1.0 revision 00

**NOTES TO APPLICANT**

- . The Council currently operate a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system.
- . The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.
- . The Council currently operate a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system.
- . The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Signed:



3 of 3

.....  
On behalf of the Council

**Date of Decision:** 19/03/2025