

DELEGATED REPORT

Report by Helen Pressley	Date of report: 15/04/2026	Ref: 72819/FUL
Registration: 25/02/2026	LDFC: 13/04/2026	Expiry Date: 22/04/2026
Site Visit: 18/03/2026	Site Notice: 18/03/2026	Press Date: 12/03/2026
Objections: 0	Con Area: RAMS	Adv Type: LBCA
Reason for Delay: N/A		EIA: NA Dec Level: DEL Stat Class: HOUS

Proposal: Variation of condition no. 8 (Slimline Double Glazing) on planning permission 71808 to standard double glazing

Location: Higher House, Moor Road, Ramsbottom, Bury, BL8 4NY

Description

The application relates to a detached dwelling house located on Moor Road. The premises is Grade II Listed and located within Holcombe Village Conservation Area and the Green Belt. The dwelling is located in a prominent position within the street scene, and is clearly visible from Moor Road and Lumb Carr Road. The premises is a former Public House and is one of 13 Listed Buildings within the Conservation Area.

The listing for the dwelling states that the building is an early 18th Century, 2 1/2 storey coursed rubble property with two later extensions and a 19th Century porch. The dwelling is an imposing 2 storey building living accommodation in the roof space and a part basement. The dwelling is built from traditional course stone, with ashlar masonry features including tall brick built gable chimneys covered by stone flags, stone quoins, stone cills, heads and jambs. In 1820 the building was extended by a 2 storey extension which has a plaque and date stone of 1820 on the north gable.

More modern additions have also been added, including a double garage and courtyard area to the south that are accessed through double gates. The insertion of these double gates included removal of part of the boundary wall that fronts Moor Road that was attached to the main dwelling house. The dwelling has also recently undergone refurbishment that included replacement windows, replacement/repair of stone work, replacement and repairs of the roof and chimneys, repointing, replacement flooring, replastering and generally modernisation and redecoration.

Planning Permission and Listed Building Consent have been granted for the erection of single storey annexe to the side of the existing Listed Building, fronting Moor Road. The proposed annexe would comprise of a living room, bedroom, kitchen/diner and bathroom with an yard area to the side. The proposed annexe would be constructed from random stone walling and reclaimed slates.

Consent is now sought to vary condition no. 8 on permission 71808 to amend the approved slimline double glazing to standard double glazing

Relevant Planning History

47775 - New garage; alterations to boundary wall - Approve with Conditions 01/05/2007

60300 - Re-roofing to include renewal of lead work, repair of chimneys and 5 no. replacement timber dormer windows - Approve with Conditions 30/09/2016

60301 - Listed building consent for re-roofing to include renewal of lead work, repair of

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chimneys and 5 no. replacement timber dormer windows - Approve with Conditions 30/09/2016

60971 - Refurbishment and remodelling to include replacement windows, works to external elevations and internal alterations - Approve with Conditions 21/04/2017

60972 - Listed Building Consent for refurbishment and remodelling to include replacement windows, works to external elevations and internal alterations - Approve with Conditions 21/04/2017

61906 - Listed building consent for remedial restraint of front elevation wall and window panels - Approve with Conditions 02/11/2017

63022 - Variation of condition no. 2 (approved plans for listed building consent ref: 60972) for retention of stainless steel window frames with 28mm double glazed units. - Approve with Conditions 29/10/2018

63065 - Variation of condition no. 2 (approved plans for planning application ref: 60971) for retention of stainless steel window frames with 28mm double glazed units. - Approve with Conditions 29/10/2018

65056 - Removal of existing vehicular access gates, stone pillars and curved wall; Construction of new curved wall in its original configuration attached to the main house; Widening of existing double gates adjacent an outbuilding; Provision of outdoor car parking; Refurbishment of the outbuilding for use by locals as a communal bin store - Approve with Conditions 10/09/2020

65057 - Listed building consent for removal of existing vehicular access gates, stone pillars and curved wall; construction of new curved wall in its original configuration attached to the main house; widening of existing double gates adjacent an outbuilding; provision of outdoor car parking; refurbishment of the outbuilding for use by locals as a communal bin store. - Approve with Conditions 10/09/2020

68241 - Extension, alteration and remodelling of outbuildings to form a family annexe - Approve with Conditions 04/11/2022

69042 - Listed building consent for extension, alteration and remodelling of outbuildings to form a family annexe - Approve with Conditions 09/12/2022

69421 - Erection of freestanding timber garden room and increase in height of the boundary wall - Withdrawn by Applicant 26/06/2023

69422 - Listed building consent for erection of freestanding timber garden room and increase in height of the boundary wall - Withdrawn by Applicant 26/06/2023

71808 - Erection of single storey annexe - Approve with conditions 23/5/2025

71823 - Listed building consent for erection of single storey annexe - Approve with Conditions 23/05/2025

72242 - Application to discharge condition nos. 3 (roof material), 4 (external elevation and boundary wall materials), 5 (window frame material) and 6 (gate and door materials) on listed building consent 71823 - Approved 23/09/2025

72244 - Application to discharge condition nos. 4 (contamination), 5 (soil materials) and 6 (roof material), 7 (external elevation and boundary wall finish), 8 (window frames materials) and 9 (gates and doors materials) on planning permission 71808 - Approved 23/09/2025

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72813 - Listed building consent for Variation of condition no. 5 (Slimline Double Glazing) on planning permission 71823 to standard double glazing - Pending

Publicity

Neighbour letters 03/03/2026

Site Notice 18/03/2026

Press Notice 12/03/2026

No representations received.

Statutory/Non-Statutory Consultations

Conservation Officer - No objection

Pre-start Conditions - Not relevant

Development Plan and Policies

EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN2/3	Listed Buildings
EN8/2	Woodland and Tree Planting
OL1/2	New Buildings in the Green Belt
OL7/2	West Pennine Moors
H2/3	Extensions and Alterations
JP-G9	The Green Belt
JP-P2	Heritage
JP-G1	Landscape Character
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
NPPF	National Planning Policy Framework

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 and Layout and Design

The application site is a listed building and within Holcombe Village Conservation Area. As the site is located within the Conservation Area it is necessary to consider the proposal in terms of UDP Policies EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control of the UDP in that the Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas. PfE Policy JP-P2 - Heritage also applies, and ensures that the LPA will work proactively to conserve, sustain and enhance our historic environment.

As Higher House is also listed these policies are further supported by UDP Policy EN2/3 Listed Buildings requires the Council to actively safeguard the character and setting of Listed Buildings, not permitting works, alterations or changes of use which would have a detrimental impact on the historical character or features of the building.

SPD 6 and UDP Policy H2/3 seek to achieve a high standard of design that compliments the original building and does not have a detrimental impact on the character and appearance of neighbouring properties and the general street scene.

Paragraph 207 of the NPPF states that "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving a listed building or its setting or any feature of architectural or historic interest it possesses. The decision

maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building.

Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

The applicant has provided a Statment of Significance and Heritage Impact Assessment Statement in support of the application that provides provides information in relation to the background of the site and as assessment of significance that reviews the history of Holcombe, architecture and appearance of Higher House, other Listed Buildings and NDHAs within the village, the Conservation Area and the original outbuildings that this application seeks to replace.

The main dwelling has 28mm, slimline double glazing. The application seeks to install standard double glazing. The proposed drawings indicate that a 75mm window reveal would be retained as previously approved. The applicant considers that the difference in double glazed unit thickness is only realistically discernible when the windows are viewed from close range and obliquely, where the slightly wider silver hermetic sealing strip to the double glazed unit is visible or when the windows are viewed from the interior. Given that the proposed building is a later addition, and the windows would be installed in this element rather than the main dwelling no objections are raised to the proposed amendment.

The proposed amendments to the window glazing would not amend the overall assessment of the proposal. As such the assessments made under application 71808 and subsequent condition discharge (72244) stand in relation to all other aspects.

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 pre-application discussions 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.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than 23rd May 2028.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered R-0565-SLP, R0565-306 Rev B 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 development hereby approved shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as Higher House.
Reason. To ensure the proposed use remains ancillary to the principle use on the site.

- 4 The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 5 Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validity evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 6 The roof slope covering of the development hereby approved that would face Moor Road shall be constructed from the reclaimed natural stone slab of the previously existing out building in accordance with the submitted Planning Statement (Application 71808) dated March 2025. The rear facing roof slopes of the development hereby approved shall be natural slate in accordance with the submitted Planning Statement (Application 71808) dated March 2025. Only the materials approved under condition discharge application 72244 shall be used.

Reason. To preserve the setting of the grade II listed Higher House and the character and appearance of the conservation area pursuant to Development Plan Policies EN2/3 - Listed Buildings, EN2/1 - Character of Conservation Area, EN2/2 Conservation Area Control, the National Planning Policy Framework, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

- 7 The external finishes of the elevations and boundary wall of the development hereby approved facing Moor Road and visible in the street scene shall be constructed from the reclaimed natural stone from the previously existing outbuilding in accordance with the details approved under condition discharge application 72244. Any additional natural stone requirement shall be approved in writing by the Local

Planning Authority before it is used. The stone shall be random coursed in accordance with the Planning Statement (Application 71808) dated March 2025.

Reason. To preserve the setting of the grade II listed Higher House and the character and appearance of the conservation area pursuant to Development Plan Policies EN2/3 - Listed Buildings, EN2/1 - Character of Conservation Area, EN2/2 Conservation Area Control, the National Planning Policy Framework, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

- 8 The proposed double glazed windows and proposed doors shall be implemented in accordance with the details shown on drawing R-0565-306 Revision B.

Reason. To preserve the setting of the grade II listed Higher House and the character and appearance of the conservation area pursuant to Development Plan Policies EN2/3 - Listed Buildings, EN2/1 - Character of Conservation Area, EN2/2 Conservation Area Control, the National Planning Policy Framework, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

- 9 The proposed boundary wall gates and external doors shall be implemented in accordance with the details approved under condition discharge application 72244. Only the approved materials shall be used in construction of the development.

Reason. To preserve the setting of the grade II listed higher house and the character and appearance of the conservation area pursuant to Development Plan Policies EN2/3 - Listed Buildings, EN2/1 - Character of Conservation Area, EN2/2 Conservation Area Control, the National Planning Policy Framework, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	15/04/2026	DM	16.04.2026