

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Dearden
PPY design Ltd
2 Helmsshore Road
Holcombe Village
Bury
BL8 4PA

On Behalf Of:

Mr Pete Kenyon & Ms Gill Pelham
Meadow Heys
Moorbottom Road
Ramsbottom
BL8 4NS

PART 1 - Particulars of Application

Application Number: 72359

Date of Registration: 09/09/2025

Proposal:

Variation of condition 2 (approved drawings) of planning permission 71313 to amend walling material of annex to burnt wood vertical cladding

Location:

Meadow Heys, Moorbottom Road, Ramsbottom, Bury, BL8 4NS

PART 2 - Particulars of Decision

The Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

- 1 The proposed cladding would be an incongruous and contemporising feature within the conservation area, in which its architectural grain is characterised by vernacular materials and form, particularly natural stone and slate. As such the proposed cladding would represent an erosion of the character and appearance of the conservation area that would neither preserve or enhance that character or appearance. The proposal therefore would be unacceptable and conflict with the National Planning Policy Framework and UDP Policies EN1/1 Visual Amenity, EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

EN1/1 EN1/1 - Visual Amenity
EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
OL1/2 OL1/2 - New Buildings in the Green Belt
OL7/2 OL7/2 - West Pennine Moors

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:

Dwgs PK2-04 and PK2-04A

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', is written over a dotted line.

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On behalf of the Council

Date of Decision: 30/10/2025