

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Zach Thorp
Thorp Design Services Ltd
Office Space 5
151 The Rock
Bury
BL9 0ND

On Behalf Of:

Scott
Clark Craft Products
Empire Works
Clarkes Craft Products Railway Street
Ramsbottom
Bury
BL0 9AL

PART 1 - Particulars of Application

Application Number: 73138

Date of Registration: 16/07/2026

Proposal:

Single storey extension at front

Location:

Clark Craft Products, Empire Works, Railway Street, Ramsbottom, Bury, BL0 9AS

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 application and submitted plans contain insufficient information to ensure that the proposed extension at the front of the building will not have an adverse impact on the integrity of the adjacent adopted highway or visibility to the left on egress from the existing car park access. The proposed development would therefore be contrary to policies EN1/2, JP-C5 and JP-C8.
- 2 The design of the proposed extension would introduce a discordant and intrusive addition which is neither appropriate to, nor sympathetic with the character of the existing building and which would be detrimental to the visual amenity of the area. The proposed development therefore conflicts with the policies EN1/2, EN1/8 and policy DP3 of the NPPF.
- 3 The proposed development by virtue of its design would adversely disrupt the visual uniformity of the building and introduce jarring and incongruous features which would have a harmful and unacceptable impact on the setting of the Ramsbottom Conservation Area. The proposal would neither preserve or enhance the traditional character or appearance of the Conservation Area. The proposal therefore conflict with the following policies: EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control, JP-P2 and policies HE4 and HE9 of the NPPF.

Statement in accordance with Article 35(2) Town and Country Planning (Development

Management Procedure) (England) (Amendment) Order 2015

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. 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
EC4/1 EC4/1 - Small Businesses
EN1/2 EN1/2 - Townscape and Built Design
EN1/8 EN1/8 - Shop Fronts
S1/2 S1/2 - Shopping in Other Town Centres
JP-C2 Digital Connectivity
JP-S2 Carbon and Energy

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:

Location plan 28-April 22026
Existing site plan TDS-24-196-01
Existing ground floor plan TDS-25-196-02
Existing front and side elevation TDS-25-196-03
Proposed site plan TDS-25-196-05
Proposed GF plan TDS-25-196-06
Proposed front and side elevations TDS-25-196-0

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 07/09/2026