

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Joe Jennings
ExtensionsNW Ltd
3 Cribden Street
Rawtenstall
Rossendale
BB4 8HZ

On Behalf Of:

Mr Paul Brack
Halter Inn Works Ltd
4 Alfred Avenue
Worsley
Manchester
M28 2TX

PART 1 - Particulars of Application

Application Number: 72081

Date of Registration: 07/07/2025

Proposal:

Variation of condition no. 2 of planning permission 69702 (Demolition of existing industrial buildings and erection of 3 no. detached dwellings): alterations to the design and size of the proposed dwellings to increase internal floor area; balcony at first floor; roof amended and gables increased and changes to fenestration

Location:

Unit, 1-2 Halter Inn Works, 11 Redisher Croft, Ramsbottom, Bury, BL0 9SA

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 development by virtue of the increase in height, change to the roof form, alterations to the facades and design and placement of the windows would introduce discordant, alien and urbanising features and design which would have an unacceptable impact on the Holcombe Conservation Area of which the site forms part. 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 Heritage and the principles of the NPPF.
- 2 The application and submitted plans contain insufficient, topographical survey-based and dimensioned information in order to properly assess the impact of the proposed development and its access and parking arrangements on the adjacent Public Right of Way (Bridleway) No. 26, Ramsbottom (Redisher Croft). The proposed development would therefore be contrary to policies H2/1, HT2/4, JP-C5 and JP-C8.
- 3 The proposed development, by virtue of the sub-standard driveway lengths and

failure to provide adequate facilities for the parking of cars associated with the development would have a detrimental impact on the amenity and safety of future occupiers and safety of existing occupiers and users of the area. The proposed development would therefore be contrary to Policies H2/1, H2/2, JP-H3, HT2/4 and SPD11.

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

NPPF	National Planning Policy Framework
EC2/2	EC2/2 - Employment Land and Premises Outside the Employment Generating Areas
EN1/2	EN1/2 - Townscape and Built Design
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
EN8/1	EN8/1 - Tree Preservation Orders
EN6/3	EN6/3 - Features of Ecological Value
EN6/4	EN6/4 - Wildlife Links and Corridors
OL5/2	OL5/2 - Development in River Valleys
HT2/4	HT2/4 - Car Parking and New Development
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development

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:

Proposed site plan

Proposed elevations and floor plans 3538-01

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 29/08/2025