

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Apenteng
Church House
254
Whalley Road
Ramsbottom, Bury
BL0 0EF

PART 1 - Particulars of Application

Application Number: 71319

Date of Registration: 25/11/2024

Proposal:

Retention of installed flue on North elevation

Location:

St John Shuttleworth, Whalley Road,
Ramsbottom, BL0 0EF

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 would introduce an incongruous, discordant, contemporising and unsympathetic addition to the Non-Designated Heritage Asset (NDHA) which fails to respond positively to the character of the building and would also be visually damaging to the special character of the Green Belt and the Landscape Character of the surrounding area. The proposed development would therefore be contrary to the terms of paragraph 216 of the NPPF and would not meet the aims of Policy JP - P1 and JP - P2 of the Greater Manchester Combined Authority Joint Plan or comply with adopted policy EN1/2 - Townscape and Built Design.

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

NPPF	National Planning Policy Framework
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
OL1/4	OL1/4 - Conversion and Re-use of Buildings in the Green Belt
SPD 9	Development Control Policy Guidance Note 9 - Conversion and Re-use of Buildings in the Green Belt
JP-S2	Carbon and Energy
JP-S5	Clean Air

JP-H3 Type, Size and Design of New Housing
JP-G9 The Green Belt
JP-P1 Sustainable Places
JP-P2 Heritage
JP-C2 Digital Connectivity
JP-G1 Landscape Character

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 3-11-24
Proposed elevations 1/3 367 PD 0009 E
Proposed elevations 2/3 367 PD 0010 F
Proposed elevations 3/3 367 PD 0011 E
Proposed north elevation and part roof plan 367 PD 0016

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 17/01/2025