

# 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

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### 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

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### 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