

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Stephen Steel
Matrix Architecture Ltd
8-9 Brenkley Way
Blezard Business Park
Seaton Burn
NE13 6DS

On Behalf Of:

Mr Ian Miller
Luxury Lesiure Ltd
Team Valley
Team Valley Trading Estate
Gateshead
NE11 0BL

PART 1 - Particulars of Application

Application Number: 73148

Date of Registration: 16/06/2026

Proposal:

Reconfiguration of shopfront to include new access door, window and installation of new fascia

Location:

11-13 The Rock, Bury, BL9 0JP

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 by reason of scale, proportions, extent involving the use of unsympathetic and incompatible building forms and materials would introduce a discordant and unsympathetic shop front alteration which would fail to preserve or enhance architectural features of the host building at a prominent street level into the Bury Town Centre Conservation Area. The proposal therefore would conflict with Bury Unitary Development Plan Policies EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control, EN1/8 - Shop Fronts, Places for Everyone Joint Development Framework Policy JP-P2: Heritage and the National Planning Policy Framework paragraphs 207, 208, 212, 213, 215, 216 and 219.

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:

EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
S1/1 S1/1 - Shopping in Bury Town Centre
S2/3 S2/3 - Secondary Shopping Areas and Frontages
EN1/8 EN1/8 - Shop Fronts
EN1/2 EN1/2 - Townscape and Built Design
JP-P2 Heritage
HT5/1 HT5/1 - Access For Those with Special Needs
JP-P1 Sustainable Places
JP-S2 Carbon and Energy
JP-C2 Digital Connectivity
JP-C5 Streets For All
JP-C6 Walking and Cycling
NPPF National Planning Policy Framework

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:

3636(B)02, 3636(B)01, 3636(B)03, 3636(C)01, 3636(B)04

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 31/07/2026