

NOTICE OF REFUSAL OF LISTED BUILDING CONSENT

Planning (Listed Buildings and Conservation Areas) Act 1990 Planning (Listed Buildings and Conservation Areas) Regulations 1992

To:

mr thorley
mark thorley design
23 Back Lane
grange moor
wakefield
wf4 4ej

On Behalf Of:

Mr Worrall
Bast House Farm Cottage Manchester Road
Ramsbottom
Bury
BL9 5LZ

PART 1 - Particulars of Application

Application Number: 71950

Date of Registration: 08/08/2025

Proposal:

Listed Building Consent to replace existing windows ; change window to ground floor front & side elevation to glazed door, addition of window to first floor rear elevation and increase size of window to existing ground floor rear elevation. Upgrade house insulation to improve thermal performance which will need side gable recessed bay to be insulated and rendered white externally

Location:

Bast House Cottage, 335 Manchester Road,
Ramsbottom, Bury, BL9 5LZ

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 alterations would have a serious and detrimental impact on the character and appearance of the listed building and cause harm to its significance in terms of heritage. The proposal is therefore unacceptable and would be contrary to the National Planning Policy Framework, Places for Everyone Policy JP-P2 and UDP Policies and guidance EN1/1 Visual Amenity, EN2/3 Listed Buildings and H2/3 Extensions and Alterarations, SPD6 Alterations and Extensions.
- 2 The application contains insufficient information with particular regard to identifying the substantive description of significance as required by paragraph 207 of the National Planning Policy Framework. The proposal is therefore unacceptable and would be contrary to the National Planning Policy Framework, Places for Everyone Policy JP-P2 and UDP Policy EN2/3 Listed Buildings.

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:

H2/3	H2/3 - Extensions and Alterations
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
EN2/3	EN2/3 - Listed Buildings
EN1/1	EN1/1 - Visual Amenity
EN4/2	EN4/2 - Energy Efficiency
JP-P2	Heritage
JP-P1	Sustainable Places

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:

Existing drawings received 20/05/2025.
Proposed dwgs ref:2024.04.4, 6 and 7.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 26/09/2025