

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Zahir Sufi
32 Seymour Road
Bolton
BL1 8PG

On Behalf Of:

Mr Fayaz Patel
44 Bridge Street
Ramsbottom
Bury
BL0 9AQ

PART 1 - Particulars of Application

Application Number: 69628

Date of Registration: 16/05/2023

Proposal:

Replacement of existing timber shop front
with new aluminium shop front and stone stall
riser

Location:

44 Bridge Street, Ramsbottom, Bury, BL0
9AQ

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 a discordant feature into the Ramsbottom Conservation Area where it is the intention of the Local Planning Authority to secure a high standard of development in relation to alterations to shop fronts by requiring the use of sympathetic and compatible building forms and materials. The proposal therefore conflict with the following policies of the Unitary Development Plan: EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control, EN1/8 - Shop Fronts.

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

S1/2 S1/2 - Shopping in Other Town Centres
S2/2 S2/2 - Prime Shopping Areas and Frontages
Area Area RM3 - Bolton Street/Bridge Street
RM3
EN1/8 EN1/8 - Shop Fronts

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:

Site Location Plan, 0820/001 Rev A, Heritage Statement

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: 04/08/2023