

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Timothy Witt
ATW Property Group
30 Fairlands Road
Sale
M33 4AY

On Behalf Of:

Ms Sobia Ahmad
Firmount Ltd
C/o Agent

PART 1 - Particulars of Application

Application Number: 69820

Date of Registration: 20/07/2023

Proposal:

External works/alterations including
replacement/ new windows and doors

Location:

44-48 Bolton Street, Ramsbottom, Bury, BL0
9HX

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 proposal, by virtue of the proliferation of roof lights on both front and rear roofslopes, the discordant and overly domestic placement of new windows and doors, and the harmful treatment of re-opening historic windows, cause harm to the character, appearance and architectural significance of the host building, a non-designated heritage asset (NDHA), and would fail to preserve or enhance the character and appearance of this part of Ramsbottom Conservation Area. The proposal is therefore contrary to Policy EN2/1: Character of Conservation Areas and Policy EN2/2: Conservation Area Control, of the Bury Unitary Development Plan and the National Planning Policy Framework.
- 2 The proposal, by virtue of the proliferation of roof lights on both front and rear roof slopes, the discordant and overly domestic placement of new windows and doors, and the harmful treatment of re-opening historic windows, cause harm to the visual qualities of the street scene when viewing the property from Bolton Street, Markland Street and Central Street. The proposal is therefore contrary to Policy EN1/1: Visual Amenity and Policy EN1/2: Townscape and Built Design, of the Bury Unitary Development Plan and the National Planning Policy Framework.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

Where appropriate the council will seek to engage with applicants to resolve concerns over

development proposals either before the application is submitted as promoted by paragraph 39, or during the consideration of the application as promoted by paragraph 38 of the NPPF. However, in some circumstances it will not be possible to resolve these concerns and so a refusal of the application is necessary due to the environmental / social / economic harm that will be caused by the development as identified in the reasons for refusal. In these circumstances an application is refused to enable the overall speed and quality of the council's decisions to be maintained.

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

Area	Area RM3 - Bolton Street/Bridge Street
RM3	
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN2	EN2 - Conservation and Listed Buildings
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

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:

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 14/09/2023