

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Wakeman
Architectural Designworks Limited
Studio One
17 Biggin Gardens
Heywood
OL10 2WF

On Behalf Of:

Mr G Bennett
c/o Beeches Nursery
5 St Anns Road
Prestwich
Manchester
M25 9LD

PART 1 - Particulars of Application

Application Number: 69508

Date of Registration: 17/04/2023

Proposal:

Replacement of existing windows with upvc windows

Location:

The Beeches, St Anns Road, Prestwich,
Manchester, M25 9LD

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 replacement windows by virtue of their design and materials and the loss of the original Art Nouveau design glazing would severely erode the special heritage and architectural character of the Conservation Area. The proposed replacement windows and loss of original glazing therefore conflict with the following policies of the Unitary Development Plan: EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control and EN1/2 Townscape and Built Design and paragraphs 196, 197, 199, 200, 201, 202 and 203 of the NPPF.
- 2 The proposed replacement windows by virtue of their design and materials and the loss of the original Art Nouveau design glazing would casuse a substantial loss of the architectural significance of non-designated heritage asset within the terms of paragraph 203 of the NPPF.

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
EN1/2 EN1/2 - Townscape and Built Design
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:

d458/02 Rev. B and design Statement & Heritage Assessment March 2023

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'for kate', is written over a dotted line.

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On behalf of the Council

Date of Decision: 14/07/2023