

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 Richard Gee
Roman Summer Associates Ltd
Haweswater House
Waterfold Business Park
Bury
Lancashire
BL9 7BR

On Behalf Of:

Mr Louis Dawson
15 Barwood Lea
Ramsbottom
Bury
BL0 9AX

PART 1 - Particulars of Application

Application Number: 72023

Date of Registration: 09/06/2025

Proposal:

Listed Building Consent for installation of stud wall in main bedroom to form en suite bathroom; associated drainage connection and replacement of the existing external black metal rainwater pipe

Location:

15 Barwood Lea, Ramsbottom, Bury, BL0 9AX

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 partition wall would attempt to replicate the original historic features that it would mask within the room such as the moulded skirting boards and coving. This would represent a pastiche of the original features of the room challenging its authenticity and legibility causing a loss of heritage significance without any public benefit that would outweigh the harm identified.
- 2 The proposed scheme would fail to preserve the special historic and architectural interest the listed building possesses as required by Section 16(2) of the Planning(Listed Buildings & Conservation Areas) Act 1990. It would alter the internal layout of the room harming its legibility with regard to its form, causing an unacceptable level of harm to its heritage significance without any public benefit that would outweigh that harm.

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
EN2/3 EN2/3 - Listed Buildings
EN1/1 EN1/1 - Visual Amenity

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:

Townscape - Heritage Impact Statement - Barwood House, 15 Grants Lane, Ramsbottom - June 2025; MDA Design - Design & Access Statement - Listed Building Consent Application - Internal Works Barwood House. Date 04th June 2025; D0372 - 208 - Planning Existing Photographs; Existing Bedroom Floor Plan D0372/202; Existing Front Elevation D0372/203; Existing Side Elevation D0372/204; Proposed Floor Plan D0372/205A; Site Plan D0372/201; Proposed Front Elevation D0372/206; Proposed Side Elevation D0372/207

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 01/08/2025