

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

M. Farooq
6 Stock Close
Rochdale
OL12 6BB

On Behalf Of:

Mr Mohammed Abdul Rehman
50 Oswald Street
Rochdale
Lancashire
OL16 2LA

PART 1 - Particulars of Application

Application Number: 68150

Date of Registration: 25/03/2022

Proposal:

Proposed roller shutters

Location:

3 The Rock, Bury, BL9 0JP

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 roller shutter would be an incongruous and alien feature in that part of the conservation area and would represent a negative feature in it. The proposal would neither preserve or enhance the traditional character or appearance of the Conservation Area or bring any public benefit. The utilitarian appearance of the solid roller shutter would harm the overall appearance of the building not relating to its original architectural features and masking the display window at ground floor level causing severe harm to its architectural aesthetic. The proposal therefore conflicts with the following policies of the Unitary Development Plan: EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control, EN1/8 Shop Fronts, EN1/2 - Townscape and Built Design, EN1/1 - Visual Amenity and paragraphs 194, 199, 202, 203, 206 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
EN1/1 EN1/1 - Visual Amenity
EN1/8 EN1/8 - Shop Fronts
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:

1874/1, 1874/2

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written over a dotted line.

2 of 2

.....
On behalf of the Council

Date of Decision: 20/05/2022