

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr T Ay
Delta Tech Ltd.
86-90 Paul Street
London
EC2A 4NE

On Behalf Of:

Mr M Oliver
The Hearth of the Lamb
13 Peel Brow
Ramsbottom
Bury
BL0 0AA

PART 1 - Particulars of Application

Application Number: 72100

Date of Registration: 28/07/2025

Proposal:

Retention of timber outbuildings for use as outdoor bar/seating areas and pizza bar

Location:

The White Rabbit, 13 Peel Brow,
Ramsbottom, Bury, BL0 0AA

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, by reason of its size, form, position and design, be an obtrusive and incongruous and intrusive feature in the surrounding area and would therefore be seriously detrimental to the visual amenities and character of the area. The proposed development therefore conflicts with the following policies - EN1/2, EC4/1 and JP-P1.
- 2 The proposed development would introduce a discordant and alien 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 new buildings and development by requiring the use of sympathetic and compatible building forms and materials and its relationship to the surrounding setting. The proposed development would neither preserve or enhance the character of the Conservation area and therefore conflict with the following policies: EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control, JP-P2 - Heritage and the principles of the NPPF.
- 3 The proposal results in the loss and a restriction in the use of existing, parking facilities for the site and adversely affects established servicing arrangements, which is likely to lead to vehicles parking and carrying out manoeuvres on an already hazardous part of the highway network to the detriment of the free flow of traffic and road safety. The development would therefore be contrary to policies HT2/4 and JP-C8 and SPD11.

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

EN1/2 EN1/2 - Townscape and Built Design
EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
EN6/4 EN6/4 - Wildlife Links and Corridors
RT1/1 RT1/1 - Protection of Recreation Provision in the Urban Area
RT1/2 RT1/2 - Improvement of Recreation Facilities
OL5/2 OL5/2 - Development in River Valleys
EC4/1 EC4/1 - Small Businesses
HT2/4 HT2/4 - Car Parking and New Development
JP-C5 Streets For All
JP-C2 Digital Connectivity
JP-C8 Transport Requirements of New Development
JP-P2 Heritage
JP-P1 Sustainable Places
JP-S1 Sustainable Development
JP-S2 Carbon and Energy
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
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:

Existing site plan and existing ground floor plan BRO213/25/01
Existing front and side elevations BRO13/25/02
Existing side elevation BRO13/25/03
Existing and proposed site plan and ground floor plan BRO13/25/04
Existing and proposed site plan, ground floor plan BRO13/25/05
Existing and proposed roof plan BRO13/25/06
Existing and proposed front elevation view 1 & 2 BRO13/25/07
Existing and proposed side elevations BRO13/25/08
Location plan BRO13/25/09

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 22/09/2025