

NOTICE OF REFUSAL OF LISTED BUILDING CONSENT

Planning (Listed Buildings and Conservation Areas) Act 1990 Planning (Listed Buildings and Conservation Areas) Regulations 1992

To:

Andrew Burns
Atelier MB
Suite 2A
Amazon House
Brazil Street
Manchester
M1 3PW

On Behalf Of:

Broad Property Ltd
59 Egerton Road
London
N16 6UE

PART 1 - Particulars of Application

Application Number: 71928

Date of Registration: 24/07/2025

Proposal:

Listed building consent for change of use of basement, rear of ground floor and 1st/2nd/3rd/4th floors from commercial (Class E) to 10 no. self-contained flats with external alterations

Location:

1 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:-

The application contains insufficient information and detail with regard to the amount, scale, scope, type, method and precise location of repairs or refurbishments to required to be carried out to the Listed Building or to be able to fully assess the impact on the special architectural or historic interest of the Listed Building. The proposal therefore conflict with policies EN2/3 Listed Buildings and JP-P2 and the principles of the NPPF.

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

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional

Government were considered relevant:

NPPF	National Planning Policy Framework
Area	Area BY6 - Central Shopping Area
BY6	
S1/1	S1/1 - Shopping in Bury Town Centre
S2/3	S2/3 - Secondary Shopping Areas and Frontages
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
EN2/3	EN2/3 - Listed Buildings
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H2/4	H2/4 - Conversions
EN7/2	EN7/2 - Noise Pollution
TC2/1	TC2/1 - Upper Floors
TC2/2	TC2/2 - Mixed Use Development
HT5/1	HT5/1 - Access For Those with Special Needs
JP-P2	Heritage
JP-C2	Digital Connectivity
JP-S2	Carbon and Energy
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing

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:

Project ref 2065 -

Proposed site plan T(010)
Proposed basement plan scheme B T(105) A
Proposed ground floor plan scheme B T(115)
Proposed first floor plan scheme B T(125) A
Proposed second floor plan scheme B T(135)
Proposed third floor plan scheme B T(145) A
Proposed fourth floor plan scheme B T(155)
Proposed roof plan scheme B T(165)
Proposed east elevation scheme B T(200)
Proposed north elevation 1 - scheme B T(210)
Proposed north elevation 2 scheme B T(215)
proposed west elevation scheme B T(2200)
Proposed south elevation scheme B T9230)

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 09/10/2025