



Paul Butler Associates

Planning, Development & Heritage Consultants

10 May 2024

Daniela Ripa
Development Manager
Planning
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

L22.1815/bc

Dear Daniela,

Langley Lane Farm, Langley Lane, Middleton, Rochdale, M24 5LJ

Application for Planning Permission for 'Alteration of existing dwelling together with conversion and alteration of adjoining barn to form additional accommodation'.

On behalf of our client, Mr Keith Broome, please find attached a planning application in relation to Langley Lane Farm. The application seeks planning permission for 'alteration of existing dwelling together with conversion and alteration of adjoining barn to form additional accommodation'.

The application is supported by suite of drawings and a Planning Statement prepared by Paul Butler Associates. The Planning Statement provides a description of the site and surrounding area; a review of the planning history of the site; an overview of the proposed development; a review of relevant national and local planning policy guidance; and, an appraisal of the proposed development against its planning policy context and consideration of all relevant planning issues including those relating to the Green Belt and heritage matters. The Statement confirms that the development is consistent with relevant national and local planning policy.

Application Submission

The following documents and drawings have been submitted in support of this application:

Documents:

1. Covering Letter (L22.1815/bc) prepared by Paul Butler Associates.
2. Completed Planning Application Forms and Certificates.
3. Planning Statement prepared by Paul Butler Associates (this assesses Green Belt and heritage matters that apply to the application proposal).
4. Bat Scoping Survey prepared by UES.

Drawings prepared by LR-Design:

- L1-002 Location Plan – Farmhouse Refurbishment

31 Blackfriars Road, Salford, Manchester M3 7AQ

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- L1 – 100 Site Plan – Farmhouse Refurbishment
- L2 – 300 Existing Ground Floor Plan
- L2 – 301 Existing First Floor and Roof Plan
- L2 – 200 Rev B – Proposed Ground Floor Plan
- L2 – 201 Rev B – Proposed First Floor Plan
- L21 – 300 Existing Elevations
- L21 – 301 Rev B – Proposed Elevations and Roof Plan

The planning application fee (£578) will be paid during submission of the application via the Planning Portal.

If you require any further information in order to determine the application, please do not hesitate to get in touch.

Yours sincerely



Ralph Taylor BSc. MPLAN MRTPI
Associate Director