

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 21/01467/LBC

Name and address for correspondence:	Applicant name:
Mr Steven Hartley HPDA Swallow Barn Lower Chapel Hill Hurst Lane Rawtenstall BB4 8TB	Mr David Broadbent

Part I - Particulars of Application

Date of Application: 11 October 2021

Proposal:	Demolition of existing side porch and replacement with enlarged porch incorporating shower room
Location:	Duffins Cottage, Shawclough Road, Rochdale, OL12 7HL

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) that consent has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 This consent relates to the following list of submitted plans, drawings and documents:-
Location plan
Drawing no: DC-04-10-21. Site plan, plans as existing and plans as proposed
and the works shall be carried out in accordance with these drawings and documents hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.
- 3 No above ground construction works shall take place until samples and/or full specification of materials to be used in the construction of the building hereby approved

shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include details of:

- the service runs;
- the construction of external walls including details of the masonry and mortar;
- the construction of the roof including details of the stone slate and lead detailing;
- paving;
- rain water goods, soffits and fascias; and
- windows and door details at a scale of 1:10 or 1:20, including the longitudinal and cross-sectional detailing, depth of reveal, cill and lintel detailing, and means of opening together with any finished treatment.

Such details shall include the type, colour and texture of the materials. Development shall thereafter be carried out in complete accordance with the approved details.

Reason: To protect the significance of the designated heritage asset and in the interests of visual amenity, and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Date Decision Issued 18 January 2022



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Signed on behalf of the Council

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.