



Joel Barnett
37 Wellhouse Lane
Mirfield
WF14 0BE

THE BUILDING REGULATIONS 2010

NOTICE OF BUILDING REGULATION APPROVAL SUBJECT TO REQUIREMENTS: Application for Building Control Approval with Full Plans

Name and Address for Correspondence:-

Joel Barnett
37 Wellhouse Lane
Mirfield
WF14 0BE

ECONOMY DIRECTORATE

Paul Moore
Assistant Director of Economy

BUILDING CONTROL

Dane Wright
Head of Building Control
Number One Riverside
Smith Street
Rochdale
OL16 1XU

ALL ENQUIRIES TO: Mr Dane Wright
TELEPHONE NO: 01706 924327

Date: 27 January 2026

Applicant:-

Wyatt Property Renovations Ltd
67 Hough Lane
Leyland
PR25 2SA

PART 1. PARTICULARS OF APPLICATION

Application No:	FP/3439	Date of Application:	17 December 2025
Location:	21 CHARLOTTE STREET, ROCHDALE, OL16 4TJ		
Proposal:	Change of use to form 6 Bed HMO.		

PART 2. PARTICULARS OF DECISION

Date of Decision: 27 January 2026

Rochdale Borough Council, in pursuance of Building Regulations 12, 14 & 14A, hereby gives notice that the application referred to in Part 1 (above) is:

APPROVED (SUBJECT TO THE REQUIREMENTS SET OUT IN THE ATTACHED SCHEDULE),

for the purposes of the Building Act 1984, Building Safety Act 2022 and the Building Regulations 2010.

You are advised to check any enclosures for minor modifications, which may have been added to the approved plans by the plan-checking officer.

Signed:

Dane Wright

Dane Wright
Head of Building Control



MODIFICATION/REQUESTED INFORMATION SCHEDULE

Application No:	FP/3439	Date of Application:	17 December 2025
Location:	21 CHARLOTTE STREET, ROCHDALE, OL16 4TJ		
Proposal:	Change of use to form 6 Bed HMO.		

NOTES TO APPLICANTS/AGENTS:

- A1/2 - Please provide structural calculations for the proposed chimney removal, and insertion of the steel beams including pad stones/bearings. 30 minutes fire protection is required to elements of structure.
- B1 - Please provide the requisite 30 minutes protected escape route throughout.
- B1 - Please provide details of emergency lighting.
- B1 - All services (such as the consumer unit, fire panel) if located within protected corridors are to be 30 minutes fire resisting.
- F1 - Please provide details of trickle ventilation, and extract fans to windows.
- L1 - Please provide details of thermal upgrades to external walls and roofs.
- Please note the following are required pre-completion:
 - Electrical commissioning for the fire alarm, emergency lighting and powered exit signage,
 - Gas safety certificate,
 - Structural calculations,

**ROCHDALE BOROUGH COUNCIL
BUILDING ACT 1984
THE BUILDING REGULATIONS 2010
THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 2010**

IMPORTANT NOTES:

1. The conditions described in the attached schedule **MUST** be complied with and the modifications to the deposited plans made and approved by the Council before any work commences on site. Any part of the work identified on the schedule, where the modifications are not approved prior to work commencing on that part, will not be approved for the purposes of Building Regulations 2010. Building work which is completed without the conditions being approved may not receive a completion certificate and may become subject to enforcement action by the Council.
2. This approval is given only in respect of the Building Regulations and the other associated legislation specifically mentioned in the approval/schedule. It does not imply approval of any other application you may have made under any other legislation (e.g. Town Planning legislation) or for Improvement Grant purposes.
3. One copy of the plans will be retained by the Council for record purposes.
4. If the proposal involves the creation of a footpath crossing, excavations in the street, or erecting a scaffolding or hoarding on the public highway, you must contact the Council's Network Development section before the work is commenced (Tel: 01706 924560). Please note that the discovery of a public sewer during the construction phase of the proposal, or if a requirement arises to connect to a public sewer, then this may lead to additional or alternative work being required in accordance with the requirements of United Utilities plc.
5. **Inspection Charges**
A separate inspection charge will not (usually) be payable for the following:
 - a) A Building Notice

However, in the case of all other applications an "Inspection Charge" is likely to be payable to cover the costs of all the necessary site inspections. An invoice for this charge will be issued to the applicant after the first site inspection has been completed.
6. The person undertaking the work is responsible for ensuring technical and procedural compliance with the Building Regulations at all times. Ordinarily, the person responsible for the work will notify the Local Authority at certain stages of the construction process. These are typically (where appropriate):-
 1. Commencement of works
 2. Foundation excavation
 3. Ground floor preparation
 4. Drainage
 5. Pre-plaster
 6. Occupation (for non-domestic)
 7. Completion
7. The Local Authority may, on receipt of any of the above notifications, carry out an inspection. However these inspections are not, and are not intended to be, a substitute for professional site supervision nor are they a safeguard against poor construction practice or workmanship. It is in the interests of the applicant to ensure that a competent construction professional is engaged to carry out the work or alternatively, is employed to carry out a supervisory function on behalf of the applicant.
8. **IMPORTANT – PLEASE READ:**
The work described in this application **must commence within a maximum period of 3 years** from the deposited submission date. Failure to commence the work within this time period (and also notify the Council that the work has commenced) will render the application out of time and any subsequent work may become subject to enforcement action. Information regarding the definition of commencement is provided in Regulation 46A - [The Building Regulations 2010 \(legislation.gov.uk\)](#)