

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Lawful development (Existing Use)**

APPLICATION REFERENCE: PL/2026/0079

Applicant Wyatt Property Renovations Limited 21 Charlotte Street, Rochdale, OL16 4TJ	Agent Mr Stuart Vendy PO Box 305, Manchester, M21 3BQ
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Part I - Particulars of Application

Proposal: Existing use of property as a 6-bed HMO (Use Class C4)
Location: 21 CHARLOTTE STREET, ROCHDALE, OL16 4TJ
Valid On: 28 January 2026

DECISION: GRANT PERMISSION

Approval Reason(s) (1)

- 1 The proposal complies with the criteria set out within Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore comprises permitted development, and would not require planning permission.

Date of Decision: 19/02/2026

Melanie Hale
Head of Planning

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.

Your attention is drawn to the following (1)

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For the avoidance of doubt, the certificate relates to the following plans and documents:

- Location Plan (dated: 28/01/2026)
- Floor Plans showing 6-bedrooms and shared facilities;
- Building Control Certificate – Change of Use to form 6 Bed HMO (dated: 27/01/2026)
- Emergency Lighting Certificate (dated: 23/01/2026)
- Electrical Installation Certificate (dated: 22/01/2026)
- Legionella Risk Assessment (dated: 23/01/2026)
- Fire Detection and Alarm System (dated: 23/01/2026)
- Homeowner / Landlord Gas Safety Record (dated: 23/01/2026)
- Asbestos Management Survey (dated: 15/01/2026)
- Fire Risk Assessment (dated: 22/01/2026)
- Signed Lease for use as HMO (dated: 27/01/2026)
- EPC Register
- Asbestos Site Register (dated: 15/01/2026)
- Supported Accommodation Licence Agreements