

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00507/FUL

Name and address for correspondence:	Applicant name:
Mr Yousaf Qazi H N A Architects Ltd Temple Works Temple Street OLDHAM OL1 3NJ	Mr John Bullock

Part I - Particulars of Application

Date of Application: 14 July 2023

Proposal:	Change of use and conversion of barn to 1 dwelling and 1 holiday home. Alteration to existing outbuilding including single-storey extension and alterations to the roof to create another holiday home. Alterations to fenestration at all elevations including associated car parking, landscaping and boundary treatment
Location:	Syke Farm , Syke Road, Littleborough, OL15 0AH

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

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 permission relates to the following plans:

Site location plan. Drawing number: 1423-P-SLP

Topographical survey. Sheet 1 of 1. Drawing number: 46781MCLS-01

Proposed site layout plan - Ground floor. Drawing number: 1423-P-001. Revision: B

Ground floor. Drawing number: 46781MCLS-02

First floor plan. Drawing number: 46781MCLS-02

Elevations. Drawing number: 46781MCLS-02. Revision A

Proposed site layout plan - Roof plan. Drawing number: 1423-P-002. Revision: A

Proposed ground floor plan. Drawing number: 1423-P-100. Revision: C

Proposed first floor plan. Drawing number: 1423-P-101

Proposed elevations. Drawing number: 1423-P-200. Revision: C

Proposed elevations. Drawing number: 1423-P-201. Revision: C

Typical floor build ups. Drawing number: Drawing number: 1423-P-303

Existing & proposed beam positions. Drawing number: 1423-P-302

Proposed sections A-A & B-B. Drawing number: 1423-P-300. Revision: B

Proposed sections C-C & D-D. Drawing number: 1423-P-301. Revision: A

Roof plan. Drawing number: 1423-P-102

and the development 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 development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

- 4 The existing roof tiles shall be carefully removed from the roof the Grade II Listed building, and reused in the construction of the hereby approved development. Where additional roof tiles are required, full until sample and / or full specification of roof tiles shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to preserve the historic fabric and architectural quality of the listed building 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).

- 5 Notwithstanding the details shown on the approved plans and the requirements of condition 2, full details of the proposed windows and doors are to be submitted to and agreed in writing with the Local Planning Authority prior to their instatement. Details shall include product specifications, cross-sections, elevations, any cill and lintel detailing, and means of opening together with any finished treatment. The windows and doors shall be installed in accordance with the approved details before the development is first brought into use and thereafter so maintained.

Reason: In order to preserve the historic fabric and architectural quality of the listed building 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).

- 6 Notwithstanding the details shown on the approved plans and the requirements of condition 2, no works involving the proposed partitions to the grade II Listed Building shall take place until full architectural details, including elevations and cross-sections, of the partitions to be instated have been submitted to and approved in writing by the

Local Planning Authority. For the avoidance of doubt, any detail must show the proposed partitions' interaction with historic or extant fabric. The approved submitted details and plans shall be implemented in accordance with the approved plans and retained as such thereafter.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 7 Notwithstanding the details shown on the approved plans and the requirements of condition 2, works to the external hard and soft landscaping of the development hereby permitted shall not commence until full details of hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall specification and photographic samples of hard landscaping materials, including cobbles, paving stones, steps, and railings, and include the formation of any banks or other earthworks, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

- 8 Notwithstanding the details shown on the approved plans and the requirements of condition 2, prior to the installation of the staircases, details of these new staircases shall be would be submitted to and approved in writing by the Local Planning Authority. Details shall include details of design, materials and method of installation.

Reason: For the avoidance of doubts and to in order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 9 Notwithstanding the details shown on the approved plans and the requirements of condition 2, prior to the repointing works taking place to the Grade II Listed building, a method statement for the removal of existing mortar and repointing works shall take place shall be submitted to and approved in writing by the Local Planning Authority. This shall include the mortar mix, profile and finish, as well as details for the removal of the existing mortar and the preparation of the masonry joints. No powered tools (for example, air-driven tools; electric angle grinders and so forth) are to be used to cut back masonry joints prior to repointing. The work shall be undertaken in accordance with the approved method statement.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 10 Notwithstanding the details shown on the approved plans and the requirements of condition 2, prior to the installation of vents to the Grade II Listed building, product specifications and details of vents to be installed including any finishes to be applied, shall be submitted to, and approved in writing by, the Local Planning Authority prior to any instatement/application.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 11 No development shall take place (on the Grade II Listed Barn) until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Project

Design (PD) submitted to and approved in writing by the local planning authority. The PD shall cover the following:

1. Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:
 - a) historic building recording at Historic England Level 1 to 2
 - b) informed by the above, a watching brief during any strip-out works that might reveal concealed historic fabric that would enhance the record, including the identification of at-risk timbers that could be suitable for dendrochronological dating
2. A programme for post-investigation assessment to include:
 - a) analysis of the site investigation records and finds
 - b) production of a final report on the significance of the archaeological and historical interest represented.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved PD.

Reason: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible and in accordance with NPPF.

- 12 Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details including elevations of the type, siting, design and materials to be used in the construction of boundaries, screens, fencing or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In order to preserve the historic fabric and architectural quality of the listed building 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).

- 13 Rainwater goods shall be cast metal and finished to match those as existing in all respects. Product specifications and details of rainwater goods to be instated, and any finishes to be applied, shall be submitted to, and approved in writing by, the Local Planning Authority prior to any instatement/application.

Reason: In order to preserve the historic fabric and architectural quality of the listed building 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).

- 14 Prior to the installation of flues and service runs to the Grade II Listed building, details of flues and service runs shall be submitted to and approved in writing to the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 15 Notwithstanding details on the approved plans, no external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting, including type, design, siting, site plan, luminance levels and product specification, are submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented and operational.

Reason: To ensure that any proposed external lighting on the site is acceptable in its context and do not detract from the character and appearance of the setting of the listed building, in accordance with NPPF the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 16 Prior to the occupation of the hereby approved development, full plans and details of a private foul water treatment system shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be completed in accordance with the approved plans and details and retained thereafter for the lifetime of the development.

The foul drainage system shall comply with the UK Government's Environment Agency's 'General Binding Rules'.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 17 A watching brief shall be undertaken during the work for the hereby approved development. In the event that contamination is suspected or found at any time when carrying out the approved development or contamination is caused, the Local Planning Authority shall be notified immediately and development affected or potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority. The completion letter shall include photos of all surfaces showing no potential contamination is present.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 18 No external cleaning works shall take place to the Grade II Listed building until:
- A detailed stone cleaning method statement has been submitted to and approved in writing by the local planning authority.
 - Trial cleaning samples have been carried out and agreed on site with the local planning authority

The works shall be carried out in accordance with the approved details.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 19 The development hereby approved shall not be occupied until such time as a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks are submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 20 The development hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with policies T2 and DM1 of the Core Strategy.

- 21 Notwithstanding the details shown on the approved plans and the requirements of condition 2 and 3, prior to any demolition work and repairs/replacements taking place to the Grade II Listed building, a method statement for all demolition and repair work shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of these works. The method statement shall include specifications of all materials to be instated, tools and equipment to be used (including any propping or stabilising measures) and measures to ensure that no undue harm will be incurred on historical fabric throughout the course of these works.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 22 Notwithstanding the details shown on the approved plans and the requirements of condition 2, prior to the commencement of works to replace the beams to the Grade II Listed building, a method statement detailing works to be undertaken shall be submitted to and approved in writing by the Local Planning Authority. This statement shall also include measures to ensure that no undue harm will be incurred on any historical fabric throughout the course of these works.

Reason: In order to preserve the historic fabric and architectural quality of the listed building 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).

- 23 The development hereby permitted shall not be occupied until the safety measures identified in the plan 'Proposed Access Road Improvement (drawing number: 1423-P-003)' have been implemented.

Reason: In the interests of road safety in accordance with Core Strategy Policy T2 and the NPPF.

Procedure Statement:

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date Decision Issued 8 March 2024

Melanie Hale
Head of Planning Services

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.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.

The applicants are advised that they will have to ensure that the legitimate use of the public rights of way network in the area are available to the general public and there are no risks whilst exercising this right. It should be noted that it is an offence to obstruct a public right of way. Any work to alter the formal route of a public right of way will need to be undertaken through a separate application. The applicant is advised to contact the Council's public rights of way officer for further guidance.

All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). Before any work can proceed which may cause harm to bats, a License will need to be obtained from Natural England derogating from the terms of the legislation protecting bats. The License application process is separate from any grant of planning permission.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0800 288 4242.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority