

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 22/00999/LBC

Name and address for correspondence:	Applicant name:
Mr Thomas Lord Turley 1 New York Street Manchester M1 4HD United Kingdom	David Wilson Homes and Rexel Property Group

Part I - Particulars of Application

Date of Application: 8 September 2022

Proposal:	Listed building consent for the refurbishment and external alterations to Grade II listed Silver Hill Farmhouse, together with the part demolition and conversion of the associated barn to form a residential dwelling and the demolition of the late 19th and 20th century ancillary outbuildings.
Location:	Silver Hill Farm And Plot W Of Kingsway Business Park , Broad Lane And Lower Lane, Rochdale, OL16 4PT,

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:

TIME

1. The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

APPROVED PLANS

2. This permission relates to the following plans:-
 - Location Plan drawing reference H5651-LP-01 Rev A

- Proposed Site Plan drawing reference 21-088-200 Rev L
- Remedial Works drawing reference 21-088-021 Rev A
- Proposed Farmhouse Plans drawing reference 21-099-202 Rev F
- Proposed Barn Plans drawing reference 21-088-208 Rev F
- Proposed Farmhouse and Barn Elevations drawing reference 21-088-204 Rev E
- Proposed New House Elevations drawing reference 21-088-206 Rev M
- Proposed Site Plan Landscape drawing reference 21-088-201 Rev O
- Demolitions & New Elevations drawing reference 21-088-210 Rev B
- Heritage Statement prepared by Turley dated July 2022
- Heritage Statement Addendum prepared by Turley dated November 2023

The development shall be carried out in complete accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the Planning (Listed Building and Conservation Areas) Act 1990 (as amended), the adopted Rochdale Core Strategy, the saved policies of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

MATERIALS AND DETAILS TO BE APPROVED

3. Before their use on site, samples of all the materials to be used in the construction of the external surfaces of the development hereby permitted shall be approved in writing by the local planning authority. Details shall include but not limited to door and window details, sample bricks and panels, mortar specification, details of window surrounds (including thickness), PV panels, paint colours for doors and canopies and rainwater goods. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the Listed building, its setting, local context and character, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. Before their use on site, full, large scale drawings of windows, doors, eaves, verges and fascias, cills and lintels shall be submitted to and agreed in writing by the local planning authority. The drawings shall include product specifications, cross sections, elevations and finished treatment. Features shall be installed in accordance with the details as agreed.

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

WINDOWS

5. Windows for the farmhouse and barn shall be painted timber only.

Reason: In order to ensure a satisfactory appearance in the accordance with policy P2 of the adopted Rochdale Core Strategy.

6. Windows for the new dwellings shall be aluminium or timber only.

Reason: In order to ensure a satisfactory appearance in the accordance with policy P2 of the adopted Rochdale Core Strategy.

RAINWATER GOODS

7. Rainwater goods shall be metal or wood only. The profile shall be agreed as per condition 3 above

Reason: In order to ensure a satisfactory appearance in accordance with policy P2 of the adopted Rochdale Core Strategy.

SCHEDULE OF REPAIRS

8. A schedule of internal repairs and finishes to be carried out to the existing buildings shall be submitted to and agreed in writing by the local planning authority. The repairs and finishes shall be carried out as agreed.

Reason: To ensure that internal works are appropriate, in accordance with policy P2 of the adopted Rochdale Core Strategy.

DRAINAGE

9. Prior to installation on site, details of drainage and service runs shall be submitted to and agreed in writing by the local planning authority. The details shall be implemented as agreed.

Reason: To ensure that the works carried out are appropriate in accordance with policy P2 of the adopted Rochdale Core Strategy.

VENTILATION SCHEME

10. Prior to installation, a scheme for any ventilation of the buildings shall be submitted to and agreed in writing by the council as local planning authority. The scheme shall be installed as agreed.

Reason: To ensure satisfactory appearance, in accordance with policy P2 of the adopted Rochdale Core Strategy.

BOUNDARY TREATMENTS

11. Before their use on site, details of boundary treatments to be used shall be submitted to and agreed in writing with the local planning authority. The development shall proceed in accordance with the details as agreed.

Reason: To ensure satisfactory appearance in accordance with policy P2 of the adopted Rochdale Core Strategy.

STRUCTURAL REPORTS/SCHEDULE OF REPAIRS

12. Before being carried on site, updated structural reports and schedule/methodology for repair and rebuilding works for all buildings to be retained shall be submitted to and agreed in writing by the local planning authority. The works shall be carried out in accordance with the details as agreed.

Reason: To ensure that the schedule of repair and rebuilding works is accurate at the time of implementation, to ensure that the heritage assets are conserved and enhanced in accordance with policy P2 of the adopted Rochdale Core Strategy.

PHOTOGRAPHIC RECORD

13. Before any works in site, a photographic record of the existing site and buildings shall be undertaken. The scope of the record shall be agreed beforehand and the resulting record shall be submitted to the council as local planning authority once completed.

Reason: To ensure that there is an accurate record of the existing buildings prior to development taking place, in accordance with policy P2 of the adopted Rochdale Core Strategy.

REMOVAL OF PERMITTED DEVELOPMENT

14. Notwithstanding the provisions of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development shall take place within the curtilage of any dwelling, or converted dwelling, hereby approved unless and until planning permission is granted by the local planning authority.

Reason: To ensure a satisfactory standard of development within the context of the character and appearance of the listed buildings, in accordance with policy P2 of the adopted Rochdale Core Strategy.

PHASING

15. No development shall take place until a phasing plan has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented as agreed.

Reason: to ensure that implementation of the works is appropriate within the context of the listed buildings, in accordance with policy P2 of the adopted Rochdale Core Strategy.

Date Decision Issued 2 September 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.