

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/00694/LBC

Name and address for correspondence:	Applicant name:
Mrs Jane Cook The Old Manor Higher Ogden Newhey OL16 3TD United Kingdom	Mrs Jane Cook

Part I - Particulars of Application

Date of Application: 15 September 2023

Proposal:	Re-roofing and associated works including replacement rainwater goods and replacement of windows
Location:	The Old Manor , Ogden Lane, Newhey, Milnrow, Rochdale, OL16 3TD

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 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.

- 2 This consent relates to the following plans and documents

- C419-004- Location Plan
- C419-005 - Existing Site Plan
- C419-006 - Proposed Site Plan
- C419-001 - Existing Floor Plans/Elevations
- C419-002 - Proposed Floor Plans/Elevations
- C419-003 - Window Specifications
- 230912 - NBS Preambles - Replacement Roof and Windows
- Proposed Works at the Old Manor, Higher Ogden - Heritage Assessment

and the works shall be carried out in complete accordance with these plans and documents hereby approved.

Reason: For the avoidance of doubt and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 3 Details of the supplier (geographic origin and supplier for replacement stone flags) as well as photographic samples of any needed slates / stone flags to be instated to the roof should be submitted to the local planning authority for approval prior to their instatement.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4 Product specifications and photographs of any replacement windows are required to be submitted to and agreed with the local planning authority prior to their instatement.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Date Decision Issued 20 November 2023

Daniela Ripa
Interim 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.