

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 25/00224/LBC

Name and address for correspondence:	Applicant name:
Sarah-Elizabeth Geldard Donald Insall Associates Ltd Bridgegate House 5 Bridge Place Chester CH11SA United Kingdom	Mrs Stephanie Taylor

Part 1 - Particulars of Application

Date of Application: 6 March 2025

Proposal:	Dismantling and re-building of a section of the Partnership House boundary wall to form a temporary construction access to Broadfield Slopes.
Location:	Boundary Wall Of Partnership House, Sparrow Hill, Rochdale, OL16 1QT,

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - 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 permission relates to the following plans and documents:

- Heritage, Design and Access Statement by Donald Insall Associates dated 06.03.2025; and
- Methodology for the Temporary Dismantling and Reinstatement of a Section of Wall at Partnership House dated 09.04.2025

and the development shall be carried out in complete accordance with these drawings, documents and Method Statement 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 A detailed photographic survey must be undertaken throughout the works and upon completion, which must be shared with the LPA and the Local Studies Centre to form part of the Historic Environment Record.

Reason: To ensure that an appropriate level of recording of interventions in the historic environment for future public understanding is provided, in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas Act) 1990, policy JP-P2 of the adopted Places for Everyone joint development plan, policies P2 & DM1 of the adopted Rochdale Core Strategy, the adopted Rochdale Town Centre Conservation Area Management Plan and Chapter 16 of the NPPF.

Date Decision Issued 10 April 2025

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.