

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/00319/LBC

Name and address for correspondence:	Applicant name:
Mr Dennis Burr Burr Design Associates Limited 1 Top of the Hill. Colden Colden Hebden Bridge HX7 7PJ United Kingdom	Ms Patricia Pickles

Part I - Particulars of Application

Date of Application: 30 May 2023

Proposal:	Change of use and residential conversion works to existing workshop/garage to comprise a dwelling with associated car parking, creation of access opening/driveway to parking south of Tithe Barn and alterations to fenestrations at all elevations
Location:	Tithe Barn , 212 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:

- 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:

Drawing No: LP/01 - Location Plan
Received 29th March 2023

Drawing No: EXT/BIN/01 - Refuse Bin Store Detail
Drawing No: EXT/FE/01 - External Works Fence Detail 1
Received 30th May 2023

Drawing No: GA/01B - Proposed Ground Floor Plan

Drawing No: GA/02B - Proposed First Floor Plan
Drawing No: ELE/01B - Proposed East and South Elevations
Drawing No: ELE/02B - Proposed West and North Elevations
Drawing No: SEC/01 - Proposed Section A-A
Drawing No: SP/01B - Site Plan
Received on 25th September 2023

and the development shall be carried out in complete 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 Any downpipes and rainwater goods shall be cast iron 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: 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 Prior to the instatement of any new windows, doors and openings, full product specifications, elevations and cross sectional details, at a scale of no less than 1:20, shall be submitted to, and approved in writing by, the Local Planning Authority. Any windows and doors to be instated shall match those as existing in respect of material and appearance.

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.

- 5 No development shall commence (including any demolition/removal) until a Method Statement detailing any cleaning treatments to be carried out on any internal oak members has been submitted to, and approved in writing by, the Local Planning Authority. The works shall then be carried out in accordance with the approved Method Statement.

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.

- 6 No development shall commence (including any demolition/removal) until a Method Statement and product specifications of any new fixings or materials to be attached to any internal oak members has been submitted to, and approved in writing by, the Local Planning Authority. Any fixing methods should ensure that no undue harm is incurred on the significance of any internal oak members. The works shall then be carried out in accordance with the approved method statement.

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.

- 7 Prior to the instatement of any repairs/replacement timbers, details shall be submitted to, and approved in writing by, the Local Planning Authority. Any new timbers shall match those as existing in their present location with respect to species.

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.

- 8 No development shall commence (including any demolition/removal) until any new stone to be instated, either to the main fabric of the building or any structures on the property, has been submitted to, and approved in writing by, the Local Planning Authority. The new stone shall be chosen to match the existing in appearance and density. Any replacement stone shall be pieced in sympathetically using mortar to match the existing in appearance and density.

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.

- 9 No development shall commence (including any demolition/removal) until details of the render to be applied to the exterior elevations has been submitted to, and approved in writing by, the Local Planning Authority. Any render to be instated shall be lime based and specifications of the recipe submitted.

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.

- 10 No development shall commence (including any demolition/removal) until details of the roof coverings to be instated have been submitted to, and approved in writing by, the Local Planning Authority. Any new roof coverings shall be natural slate and chosen to match the existing in geographical origin and appearance.

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 October 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.