ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 20/00993/FUL

Name and address for correspondence:	Applicant name:
Mr Steven Jackson Archtech Design Solutions 14 Maitland Place Rossendale BB4 6AT	Miss Lai Har MokMok Enterprises T/A Healey Dell Tea Rooms and Heritage Centre

Part I - Particulars of Application

Date of Application: 11 September 2020

Proposal:	**Erection of two free-standing timber framed canopies to form covered seating areas**
Location:	**Healey Dell Tea Rooms And Heritage Centre, Dell Road, Rochdale, OL12 6BG**

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:
- Existing Site Plan and Elevation
- Location Plan, Proposed Site Plan, Elevations and Section
and 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 policies contained within the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3 The canopies hereby approved shall be constructed in accordance with the materials listed under question 7 of the submitted application form and as outlined on the approved proposed section drawing.

Reason: In the interests of visual amenity and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date Decision Issued 12 November 2020



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Signed on behalf of the Council

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:
For the avoidance of doubt, condition 2 of planning permission 16/00975/FUL remains relevant for use of the tea room and external seating areas. This controls that they shall not be open for trade or business before 08:00 hours nor after 18:00 hours Monday to Saturday inclusive or before 10:00 hours nor after 17:00 on Sundays and Bank Holidays.