

Planning (Listed Buildings and Conservation Areas) Act 1990

REFUSAL OF LISTED BUILDING CONSENT

APPLICATION REFERENCE: 22/01393/LBC

Name and address for correspondence:	Applicant name:
Mr Farhan Rama Archirama Ltd 3 Parkgate Ave Withington Manchester M203BZ	Optimax Ltd

Part 1 - Particulars of Application

Date of Application: 27 October 2022

Proposal:	Change of use from offices (Class E) to 8 no. apartments including first floor rear extension and loft conversion with rear dormer windows, front and rear rooflights, insertion of new ground, first and second floor side windows, and internal alterations including new staircase, wall openings and new partition walls; new 1.8m high wall, railings and gate
Location:	132 Drake Street, Rochdale, OL16 1PN

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that consent has been **Refuse** for the carrying out of the development referred to in Part 1 hereof for the following reason(s).

Reasons:

- 1 Insufficient information has been provided to assess the impact of the proposed loft conversion on the Grade II listed building. Notwithstanding this insufficient information, the development would detract from the character and appearance of the site and fail to sustain and enhance the historic and architectural significance of the heritage asset, in addition to result in the loss of historic fabric, which would result in less than substantial harm to the significance of the designated heritage asset. The less than substantial harm would not be outweighed by public benefits and the development would fail to preserve the special interests of the listed building. The application is therefore contrary to policies P2 and P3 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Date Decision Issued **6 February 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.

For the avoidance of doubt, this decision relates to the following plans:

PL01 Proposed conversion of existing listed building into eight flats 7 one new detached dwelling to rear

PL02 Proposed conversion of existing listed building into eight flats 7 one new detached dwelling to rear

PL03 Proposed conversion of existing listed building into eight flats 7 one new detached dwelling to rear