



Planning (Listed Buildings and Conservation Areas) Act 1990

REFUSAL OF LISTED BUILDING CONSENT

APPLICATION REFERENCE: 23/00504/LBC

Name and address for correspondence:	Applicant name:
Mr Mannan Iqbal Nicol Thomas Heyside House Blackshaw Lane Royton OL2 6NS	Mr Micheal Kilpatrick

Part 1 - Particulars of Application

Date of Application: 15 May 2023

Proposal:	Erection of detached garage
Location:	Dearnley Old Hall , Union Road, Wardle, Rochdale, Rochdale, OL12 9QA

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 The applicant has failed to demonstrate that the proposed garage would not harm the significance of the listed building or affect the setting of the listed building as insufficient information has been provided. The proposal is therefore contrary 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, Core Strategy Policy P2 and the NPPF.

Date Decision Issued 1 December 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.

The decision relates to the following plans and drawings:

Heritage Statement
Received 6th March 2023

Drawing No: PL-12 - Garage to Dearnley Old Hall
Received 26th April 2023

Drawing No: PL-01 - Existing Site Plan
Drawing No: PL-02 - Proposed Site Plan
Received 27th April 2023