



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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 25/00183/LBC

Name and address for correspondence:	Applicant name:
Mr Damien Rimmington AXIS Architecture Talbot Chambers 2-6 North Church Street Sheffield S1 2DH	Ms Chloe Source

Part 1 - Particulars of Application

Date of Application: 12 June 2025

Proposal:	Listed building consent for replacement of high level roof covering
Location:	2 Yorkshire Street, Rochdale, OL16 1EE,

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 development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed under section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in complete accordance with the following approved plans and documents unless otherwise required by the conditions below:

Location Plan dated 24 February 2025
Drawing 26700-7151-RF-PR revision B (Proposed Plans Roof)

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 Prior to the relevant repointing works being carried out on the areas identified on drawing 26700-7151-RF-PR revision B, full details of the mortar mix to be used shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the mortar shall be lime based. The submitted details shall include the ratio of the materials to be used in the mortar, its colour, and the proposed finished profile of the pointing. The works shall be carried out in accordance with the approved details.

Reason: In the interests of the character and appearance of the Listed Building

Date Decision Issued 7 August 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.