ROCHDALE BOROUGH COUNCIL

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 20/01454/LBC

Name and address for correspondence:	Applicant name:
Mr Richard Moffat Lambert Smith Hampton 6th Floor 3 Hardman Street Spinningfields Manchester M3 3HF	Mr Gary Ellis

Part I - Particulars of Application

Date of Application: 22 December 2020

Proposal:	**Replacement of existing windows with aluminium windows - Resubmission of 20/00548/LBC**
Location:	**Spotland Bridge Mill, Mellor Street, Rochdale, OL11 5BU**

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 Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 This consent relates to the following plans:-
- Location Plan
- Existing Elevations - Drawing no. 01
- Proposed Elevations - Drawing no. 01
- Window Installation Drawing - Drawing no. 01 - dated 06.02.2022

and the works shall be carried out in complete accordance with these drawings hereby granted consent.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the Planning (Listed

Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

3 Prior to first installation of the windows and frames hereby approved a method statement that details the method of installation and materials to be used shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, expanding foam shall not be used. The windows shall be installed in accordance with the details approved and retained thereafter.

Reason: To protect the historic interest of the host listed building and to accord with policy P2 of the adopted Rochdale Core Strategy, the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and the National Planning Policy Framework.

Date Decision Issued 18 March 2022

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.

INFORMATIVE:
For the avoidance of doubt, this Decision Notice relates to the following drawings:
- Location Plan
- Existing Elevations - Drawing no. 01
- Proposed Elevations - Drawing no. 01
- Window Installation Drawing - Drawing no. 01