ROCHDALE BOROUGH COUNCIL

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 19/00452/LBC

Name and address for correspondence:	Applicant name:
Mr Sebastian Chambers Buttress Architects 41 Bengal Street Manchester M4 6AF	Ms Jane Barker

Part I - Particulars of Application

Date of Application: 7 May 2019

Proposal:	**Replacement windows to north, south and east elevations; reinstatement of infilled window on south elevation at ground floor; installation of vents and 3 rooflights on north elevation; repointing; and internal alterations including demolition of wall to provide open plan kitchen/dining area and enlarged bedroom at first floor; lifting of first floor level; removal of suspended ceiling at first floor level; new staircase; and new WC at ground floor within existing garage**
Location:	**Rochdale Childrens Moorland Home, Nab Farm, Barn Field Lane, Wardle, OL12 9PN**

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

2 This permission relates to the following plans and documents:

- Location Plan - Drawing no. (01) 000 Revision B
- Site Plan as Existing - Drawing no. (01) 003
- Existing Floor Plans - Drawing no. (01) 001 Revision A
- Existing Floor Plans (Demolitions and Alterations) - Drawing no. (01) 002 Revision B

- Existing Elevations - Drawing no. (02) 001 Revision A
- Existing Elevations (Demolitions and Alterations) - Drawing no. (02) 002 Revision A
- Existing Sections - Drawing no. (03) 001 Revision A
- Existing Sections (Demolitions and Alterations) - Drawing no. (03) 002 Revision B
- Proposed Floor Plans - Drawing no. (04) 001 Revision B
- Proposed Elevations - Drawing no. (05) 001 Revision A
- Proposed Sections - Drawing no. (06) 001 Revision B
- Existing and Proposed Isometric Views - Drawing no. (07) 001 Revision A

and the works 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 works in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

3 No development shall take place until a full product specification for the windows has been submitted to and approved in writing by the Local Planning Authority. The approved specification shall include, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing and means of opening together with the finished treatment. The window frames shall be first installed in accordance with the approved details and retained thereafter.

Reason: To protect the special architectural and historic interest of the listed building in accordance with The Planning (Listed Building and Conservation Areas) Act 1990, Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 No development shall take place until a full product specification for the proposed roof insulation has been submitted to and approved in writing by the Local Planning Authority. The approved specification shall include a full method statement for the proposed works. The installation shall be first installed in accordance with the approved specification and be retained thereafter.

Reason: To protect the special architectural and historic interest of the listed building in accordance with The Planning (Listed Building and Conservation Areas) Act 1990, Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 No development shall take place until a structural report that provides full details of the structural interventions hereby approved has been submitted to and approved in writing by the Local Planning Authority. The report shall include detailed specification and plans of the proposed works. The development shall be carried out in full accordance with the approved report.

Reason: To protect the special architectural and historic interest of the listed building in accordance with The Planning (Listed Building and Conservation Areas) Act 1990, Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 No development shall take place until full specification (including a sample board for the mortar) of the mortar and plaster have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.

Reason: To protect the special architectural and historic interest of the listed building in accordance with The Planning (Listed Building and Conservation Areas) Act 1990, Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 9 July 2019



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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.