ROCHDALE BOROUGH COUNCIL

Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 20/01408/PRA56

Name and address for correspondence:	Applicant name:
Mr Phillip Corns Phil Corns Architectural Services 590 Manchester Old Road Middleton M24 4PW	Mr Paul Calderbank

Part I - Particulars of Application

Date of Application: 19 November 2020

Proposal:	**Prior approval for the change of use from offices (Class B1) to 8 self contained Flats (Use class C3) including installation of new doors and windows on front elevation**
Location:	**2 Cemetery Street, Middleton, M24 6UP, ,**

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that prior approval is **REQUIRED** for the development referred to in Part I hereof.

Date Decision Issued 13 January 2021

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Signed on behalf of the Council

ROCHDALE BOROUGH COUNCIL

Town and Country Planning (General Permitted Development) (England) Order 2015

REFUSAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Phillip Corns Phil Corns Architectural Services 590 Manchester Old Road Middleton M24 4PW	Mr Paul Calderbank

Part I - Particulars of Application

Date of Application: 19 November 2020 Application No: 20/01408/PRA56

Proposal:	**Prior approval for the change of use from offices (Class B1) to 8 self contained Flats (Use class C3) including installation of new doors and windows on front elevation**
Location:	**2 Cemetery Street, Middleton, M24 6UP, ,**

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted for the following reason(s).

Reasons:

1 There is insufficient evidence to establish that a lawful Class B1(a) office use operated at the site on 29th May 2013. The proposed development is therefore not permitted by virtue of failing to accord with criterion (b)i) of Class O of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and planning permission is required.

Date Decision Issued 13 January 2021

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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.