



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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 25/00007/LBC

Name and address for correspondence:	Applicant name:
Mr Jason Cartwright P4B Architecture Ltd 15 Memorial Road Worsley Manchester M28 3AQ	Mr Merrington

Part 1 - Particulars of Application

Date of Application: 13 January 2025

Proposal:	Listed Building Consent for proposed change of use of first and second floors from residential to a 9 bedroom House in Multiple Occupation (HMO) (Sui Generis) with internal alterations and associated park spaces. Ground floor to be retained as retail
Location:	35-37 Newbold Buildings , Oldham Road, Rochdale, OL16 5QJ

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 accordance with the following approved plans and documents unless otherwise required by the conditions below:

Drawing 24047-01- Location Plan
Drawing 24047-04 - Existing and Proposed Site Plan
Drawing 24047-10 - Proposed Basement Plan
Drawing 24047-11 - Proposed Ground Floor Plan
Drawing 24047-12B - Proposed First Floor Plan
Drawing 24047-13A - Proposed Second Floor Plan
Drawing 24047-14B - Proposed Details (Secondary Glazing)
Noise Impact Assessment Report reference P8015-R2-V2 dated 11.12.2024

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 first occupation of the development hereby approved, the existing roller shutters and frames to the south facing side elevation at ground floor level shall be entirely removed. The surrounding area shall be made good and where repointing works are required, a mortar shall be used to match the existing. All raking out and repointing shall be carried out using hand tools, within the confines of the joint, finished slightly recessed from the face of the brickwork. All repointing work shall be carried out by a competent specialist contractor.

Reason: To ensure that the materials used are visually appropriate to the locality, in the interests of the character and appearance of the designated heritage asset, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Date Decision Issued 29 May 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.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

INFORMATIVE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a

hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)