

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 25/00701/LBC

Name and address for correspondence:	Applicant name:
Mrs Nicola Harman 8 middle Newgate Calderbrook road Littleborough OL159nu United Kingdom	Mrs Nicola Harman

Part 1 - Particulars of Application

Date of Application: 11 July 2025

Proposal:	Repair and re-painting of existing windows, replacement of 3 no. fixed timber windows to gable elevation with 2 no. timber fixed windows and 1 no. timber casement window and replacement of existing timber front door with new timber door
Location:	8 Middle Newgate , Calderbrook Road, Littleborough, OL15 9NU

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 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 The works shall be carried out in accordance with the following drawings and documents hereby approved:

- Location Plan
- Technical detail: 1 - Front - Supply & Fit - Remove & replace. Drawing number: 21-1-v2. Page: 2 of 4
- Technical detail: 2 - Gable End Upstairs Left - Supply & Fit - Remove & replace. Drawing number: 21-1-v2. Page: 3 of 4
- Technical detail: 3 - Gable End Upstairs Left Opener - Supply & Fit - Remove & replace. Drawing number: 21-1-v2. Page: 4 of 4
- Summary of Proposed Works. Received by email on 12/10/2025

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works, and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 3 The new window frames in the first floor side elevation facing southwest shall be fabricated out of Accoya wood, have a maximum profile of 14mm and have black spacers, unless first submitted to approved in writing by the Local Planning Authority. The windows shall be retained and maintained as such thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4 The new door in the front elevation facing southeast shall be fabricated out of Accoya wood and in accordance with the details submitted in the document 'Design and Access Statement Rev A'. The new door shall be retained and maintained as such thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5 Following removal of paint and mastic, and prior to the repair of the windows, full details of proposed works to repair the windows shall be submitted to and approved in writing by the Local Planning Authority. The windows shall be retained and maintained as such thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 6 Any works to repair the stone work, following the installation of the windows and door, shall be carried out using a lime mortar and natural stone to match the existing.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Date Decision Issued 16 October 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.