



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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/00894/LBC

Name and address for correspondence:	Applicant name:
Mark Herring Clear Architectural Services 50 Rectory Street Middleton Manchester M24 5TY	MR JULIAN MCBRIDE

Part 1 - Particulars of Application

Date of Application: 7 February 2024

Proposal:	Erection of a single story rear extension/self-contained dwelling with glass link to existing house
Location:	1 Moorgate East Farm , Burnedge, Rochdale, OL16 4QL

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 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:

- o Location Plan - Drawing no. CM336 PL 02c. received 11/02/2025
- o Existing Site Plan - Drawing no. CM336 PL 03b. received 14/01/2024
- o Proposed Site Plan - Drawing no. CM336 PL 04c. received 11/02/2025
- o Existing and Proposed Site Plan - Drawing no. CM336 PL 05b. received 11/02/2025
- o Existing Floor Plans and Elevations - Drawing no. CM336 EX 01b. received 14/01/2024
- o Proposed Floor Plan and Elevations - Drawing no. CM336 PL 01j. received 10/01/2025
- o Proposed Drainage Layout - Drawing no. CM336 PL 06a received 11/02/2025

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 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, such details shall include the type, colour and texture of the materials and, where stonework is proposed, a one metre square freestanding panel of stonework showing the type of natural stone, coursing, jointing and mortar mix and finish. The works shall be carried out in accordance with the approved details.

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 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials of the proposed doors, windows, soffits, eaves, verges and ridge have been submitted to and approved in writing by the Local Planning Authority. Such details shall include detailed elevation and cross-section drawings at a scale of no less than 1:50, and the type, colour and texture of the materials. For the avoidance of doubt, the windows shall be of timber or aluminium construction. The works shall be carried out in accordance with the approved details.

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 Notwithstanding any details hereby approved, no above ground works shall take place until full details of all rainwater goods including materials, method of support, design and surface finish have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the rainwater goods shall be of metal construction. Works shall be carried out in accordance with the approved scheme and retained 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 The rooflights hereby approved shall be of a conservation style set flush to the roof slope.

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.

- 7 No works to the proposed glazed link shall take place until large scale construction details of the proposed glazed link, at a scale of no less than 1:50, have been submitted to and approved in writing by the Local Planning Authority. The glazed link shall be installed in accordance with the approved details and retained 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.

- 8 No works to the proposed single-storey rear extension hereby approved shall take place until such time as a detailed scheme to ensure the long-term retention of the well has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including scaled drawings at a scale of not less than 1:50 where necessary:
- a) Cross-section drawings of the foundation and floor slab build up; and
 - b) Details of any repairs necessary.

The works shall be carried out in accordance with the duly approved details 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.

Date Decision Issued 26 February 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.