

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 24/00842/LBC

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

Part I - Particulars of Application

Date of Application: 26 August 2024

Proposal:	Installation of extraction unit and internal alterations to existing bathroom
Location:	8 Middle Newgate, Calderbrook Road, Littleborough, OL15 9NU

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 consent relates to the following plans and documents:

- Location plan
- 8MNG-Bathroom-Proposed-01 Rev. B - Proposed plan and scope of works
- 8MNG-Bathroom-Existing-01 Rev. B - Existing plans and proposed removals
- Cast Iron Air Brick Company Air Brick Company - Specification Sheet - Square Slotted 100mm2
- Design and Access Statement Rev. B
- Heritage Statement Rev. B

and the works shall be carried out in complete accordance with these drawings and documents hereby approved.

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.

- 3 Any works to repair the stone work, following the installation of the vent, 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 30 October 2024

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.