ROCHDALE BOROUGH COUNCIL

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 18/01234/LBC

Name and address for correspondence:	Applicant name:
Mr Chris Thorpe Birchinley Hall Farm Wild House Lane Milnrow OL16 3TW	Mr Chris Thorpe

Part I - Particulars of Application

Date of Application: 18 December 2018

Proposal:	**Replacement of a hardwood door and combination window frame, replacement of the side entrance door with window unit (to look like a door from the exterior), installation of french windows in place of existing window opening and erection of a stud partition wall to the interior of the dwelling**
Location:	**Birchinley Hall Farm, Wildhouse Lane, Milnrow, OL16 3TW**

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 permission relates to the following plans:-

- Location Plan
- As Existing Floor Plans - 001
- As Existing Elevations - 002
- As Proposed Floor Plans - 003
- As Proposed Elevations - 004

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

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 Notwithstanding the details shown on the plans hereby approved, no development shall take place until full product specification showing the details of the windows and doors to be inserted (including but not limited to the style and colour of the existing and proposed door and window frames) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of the character and visual amenity of the area and to preserve the historic character of the building, in accordance with Rochdale Core Strategy policy P2, The Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposed development hereby approved will affect a Grade II Listed Building, the submission and approval of further details will ensure that the proposed development will retain the significance of the building and not cause damage.

4 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no development shall take place until the method of fixing all stud walls have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved scheme.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to protect the special architectural and historic interest of the listed building in accordance with The Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposed development hereby approved will affect a Grade II Listed Building, the submission and approval of material details will ensure that all materials proposed to be used in construction will be appropriate within the context of the host building.

Date Decision Issued 12 February 2019



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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.