

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00464/FUL

Name and address for correspondence:	Applicant name:
Mr Ralph Taylor Paul Butler Associates 31 Blackfriars Road Salford M3 7AQ	Mr Keith Broome

Part I - Particulars of Application

Date of 27 June 2024
Application:

Proposal:	Alteration of existing dwelling together with conversion and alteration of adjoining barn to form additional accommodation.
Location:	Langley Lane Farm, Langley Lane, Middleton, Rochdale, M24 5LJ

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

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 by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following plans and documents:

Site Plan
Proposed Ground Floor Plan 2235/L2-200 Rev C
Proposed First Floor Plan 2235/L201 Rev C
Proposed Elevations and roof plan 2235/L2-301 Rev H
Structural Report dated 5/11/24
Planning Statement

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 The development shall be carried out in accordance with the structural survey titled, Report for K Broome, Regarding the Structural Inspection of: Langley Farm, Langley Lane Middleton, M24 5LT' dated 5/11/24. For the avoidance of doubt, the permission hereby granted does not imply or grant consent for the demolition and rebuilding of any external walls of the buildings to be converted.

Reason: In order to preserve the historic fabric and architectural quality of the in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework.

- 4 All rainwater goods shall be cast metal and painted black.

Reason: In order to preserve the historic fabric and architectural quality of the in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework.

- 5 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, the development shall not be occupied until details of all windows and doors (including their specification, materials, finishes, recesses and opening profile) have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the duly approved details before occupation of development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 6 All roof lights to be installed shall be of a 'conservation style', to sit flush with the roof surface and shall not protrude from the roof plane, and shall be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 7 The development hereby approved shall not be occupied until details of car parking have been submitted to and approved in writing by the Local Planning Authority and such details shall be implemented before occupation of development.

Reason: To ensure the development provides adequate in-curtilage parking and to comply with Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

- 8 The development hereby approved shall not be occupied until a Bat Method Statement has been submitted to and approved in writing by the Local Planning Authority. It shall be prepared in accordance with the recommendations within the Second Dusk Emergence Survey and shall be implemented before occupation of the development hereby approved.

Reason: In accordance with the recommendations within the Second Dusk Emergence survey of house and attached barn, and to ensure the bats are not adversely impacted upon as a result of the development in accordance with Policy G7 of the adopted Core Strategy and the National Planning Policy Framework.

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.

Date Decision Issued 14 January 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.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £43.00 for householder applications and £145.00 in all other cases.

INFORMATIVE:

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.