

Planning (Listed Buildings and Conservation Areas) Act 1990

REFUSAL OF LISTED BUILDING CONSENT

APPLICATION REFERENCE: 24/00989/LBC

Name and address for correspondence:	Applicant name:
MR FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE, MILNROW Rochdale OL16 3BN	MRS REBECCA HAY

Part 1 - Particulars of Application

Date of Application: 7 October 2024

Proposal:	Replacement of existing timber windows with UPVC windows
Location:	8 Wildhouse Lane, Milnrow, Rochdale, OL16 3JW

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that consent has been **Refused** for the carrying out of the development referred to in Part 1 hereof for the following reason(s).

Reasons:

- 1 By virtue of its materiality, the proposed replacement windows would result less than substantial harm to the designated heritage assets of Grade-II listed nos. 6 and 8 Wildhouse Lane through detracting to their significance. No public benefits exist that would outweigh the identified harm. The proposal therefore fails to accord with Planning (Listed Building and Conservation Areas) Act 1990, Policy P2 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Date Decision Issued 25 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.

For the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- Location Plan - received 07/10/2024
- Existing and Proposed Site Plan - Drawing no. 24.3416.7 received 07/10/2024
- Existing Floor Plans - Drawing no. 24.3416.1 received 07/10/2024
- Existing Floor Plans with Highlighted Windows - Drawing no. 24.3416.3 received 07/10/2024
- Existing Elevations - Drawing no. 24.3416.2 received 07/10/2024
- Existing Elevations with Highlighted Windows - Drawing no. 24.3416.4 received 07/10/2024
- Proposed Elevations - Drawing no. 24.3416.5A received 07/10/2024
- Proposed Window Details - Drawing no. 24.3416.6A received 07/10/2024