



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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/00719/LBC

Name and address for correspondence:	Applicant name:
Miss Lauren Gabbitas Buttress 41 Bengal Street Manchester M4 6AF	Matthew and Tina Pilkington

Part 1 - Particulars of Application

Date of Application: 11 September 2023

Proposal:	Conversion of Church to a single residential dwelling with internal and external alterations. These include rooflights and secondary glazing to existing windows, new fire doors and replacement entrance door, new walls and glazed screen, mezzanine floors and staircases, new kitchen, bathrooms and bedrooms, alterations to the vestry and organ chamber, re-plastering, repointing, replacement rainwater goods, removal of pews and installation of underfloor heating
Location:	Holy Trinity Parkfield , Sunny Brow Road, Middleton, Rochdale, M24 4AX

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 development must be begun not later than three years beginning with the date of this permission.

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 and documents:

Location Plan 9221 BA XTG LP DR A (01)100 P1
Ground Floor Plan as Proposed 9221 BA XTG GF DR A (04)001 P2
Garage Plan and Elevations as Proposed 9221 BA XTG 1-1 DR A (20)001 P3
Site Sections as proposed 9221 BA XTG 1-1 DR A (06)010 P3
Site Plan as Proposed 9221 BA XTG SP DR A (04)004 P4
Ground Floor Demolitions and Alterations Plan 9221 BA XTG GF DR A (01)200 P2
Roof Plan as Proposed 9221 BA XTG RF DR A (04)003 P3
Roof Demolitions and Alterations Plan 9221 BA XTG GF DR A (01)201 P2
Elevations as Proposed 9221 BA XTG ZZ DR A (05)001 P3
Site Sections as Proposed 9221 BA XTG 1-1 DR A (06)010 P3
Door Types and Partition Screens as Proposed 9221 BA XTG ZZ DR A (20)100 P1
Mezzanine Floor as Proposed 9221 BA XTG MF DR A (04)002 P2
Sections as Proposed 9221 BA XTG ZZ DR A (06)001 P3
Former Holy Trinity Church Parkfield, Middleton, Arboriculture Impact Assessment August 2022
Proposed Rooflight Detail 9822 BA XTG ZZ DR A (20)002 P1
Holy Trinity, Parkfield Design and Access Statement. P4
Heritage Impact Assessment May 2023

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 Notwithstanding details on the plans, no installation of roof lights shall take place until such time as full details of the proposed roof lights have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the roof lights shall be 'conservation style' fitted flush with the external surface of the roof slopes and construction details with a cross section at a scale of not less than 1:50 shall be provided. The installation of roof lights shall not be carried out otherwise in accordance with the approved details.

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 and PpE.

- 4 Notwithstanding any details on the approved plans, no works to repair any retained features including, but not limited to, pews, pew fronts, choir stalls until such time as a detailed scheme of repairs has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details before first occupation of the dwelling hereby approved and retained as such thereafter.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core

Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) and PfE.

- 5 No development shall commence until a structural survey of the buildings to be converted, including annotated plans to demonstrate any necessary demolition and rebuilding, and a schedule of repairs, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved survey and accompanying plans.

Reason: Insufficient detail has been submitted with the application, and to define the permission and to prevent inappropriate demolition and rebuild of a non-designated heritage asset.

- 6 Notwithstanding details on the approved plans, no external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting, including type, design, siting, site plan, luminance levels and product specification, are submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented and operational.

Reason: To ensure that any proposed external lighting on the site is acceptable in its context and do not detract from the character and appearance of the setting of the listed building, in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework and PfE including JP-P1, JP-P2

- 7 Notwithstanding any details shown on the approved plans, no development shall commence until large scale details including cross sections of glazed screens have been submitted to and approved in writing by the Local Planning Authority. The approved details should be implemented and retained 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 and relevant PfE policies including JP-P1 and JP-P2.

- 8 8. No development involving the refurbishment of windows shall commence until a full method statement is submitted to and approved in writing by the Local Planning Authority. The method statement should detail all tools to be used, any finishes or treatments to be applied, and should include measures to ensure that no undue damage will be sustained to historical fabric throughout the course of works. The window refurbishment works shall be implemented in accordance with the approved plans and retained as such thereafter.

Reason: In order to ensure use of appropriate detailing and materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework and relevant PfE policies including JP-P1 and JP-P2.

- 9 Notwithstanding any details on the approved plans, works to the entrance door shall not commence until full details including product specifications of new door, fixtures and fittings, cross-section and elevation details, large scale cross sectional drawing details should be provided at a scale of not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved method statement and details and they shall be retained as approved thereafter.

Reason: In order to ensure use of an appropriate design and materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework and relevant policies of PfE including JP-P2

- 10 Notwithstanding any details on the approved plans, no works to install the freestanding kitchen shall take place until such time as full details of all drainage and service runs have been provided. For the avoidance of doubt, these details shall include a plan of all proposed drainage and service runs and include details of any openings, fixings and infill repairs. The works shall then be carried out in accordance with the approved method statement and details and they shall be retained as approved thereafter.

Reason: In order to ensure use of an appropriate design and materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework and PfE including JP-P2.

- 11 Notwithstanding any details on the approved plans, no works to install any subdividing walls within the nave to nave to create the office, utility room and bathroom shall take place until such time as full details of the wall structures have been provided. For the avoidance of doubt, these structures should be free standing, other than structural supports and large scale cross sectional drawing details should be provided at a scale of not less than 1:50.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) and PfE including JP-P2.

- 12 Prior to occupation of the development hereby approved, full details of the replacement pulpit as referred to in the approved plans shall have been submitted to and approved in writing by the Local Planning Authority and the replacement structure installed in accordance with the approved details and they shall be retained as approved thereafter.

Reason: In order to preserve the architectural quality of the listed building in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) and PfE including JP-P2.

- 13 Prior to occupation of the development hereby approved, full details of the candle chandeliers to be removed, stored, maintained and reinstalled in new locations shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to preserve the architectural quality of the listed building in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) and PfE including JP-P2.

- 14 Prior to occupation of the development hereby approved, full details of the liturgical features to be retained, organ screen replacement and pipe front restoration shall have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved method statement and details and they shall be retained as approved thereafter.

Reason: In order to preserve the architectural quality of the listed building in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) and PfE including JP-P2.

Date Decision Issued 21 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.