

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 22/01179/LBC

Name and address for correspondence:	Applicant name:
FRANK SMITH JAMES CAMPBELL ASSOCIATES LTD CAMPBELL HOUSE 173 ROCHDALE RD FIRGROVE ROCHDALE OL16 3BN	CURTIS HOWARTH

Part I - Particulars of Application

Date of Application: 11 November 2022

Proposal:	Change of use and conversion from dental laboratory (Use Class E) to beauty salon (Use Class E) at ground floor including conversion carport to additional salon room with a 2 bedroom apartment at first and second floors (Use Class C3, construction of elevation and installation of windows to front of carport and kitchen on first floor
Location:	1 Hartley Street, Milnrow, OL16 3BB,

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:-

Site Location Plan
Existing & Proposed Block Plans. Drawing no: 22.2802.3
Existing Details. Drawing no: 22.2802.1B
Proposed details. Drawing no: 22.2802.2E
Proposed Construction Details. Drawing no: 22.2802.4

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 The existing slate shall be reused in the construction of the hereby approved development. All additional slate used in the construction of the hereby approved development shall match the existing slate in size, colour and texture.

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).

- 4 The stone used in the external works as detailed in the hereby approved plans shall match the existing stone in size, colour and texture.

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).

- 5 All new windows shall be of timber construction, and in accordance with the submitted plans 'Timber Window and Door Details (Drawing No. 22.2802.5)' and 'Proposed Details (Drawing no: 22.2802.2E)'. The windows and doors shall be retained and maintained as such thereafter.

Reason: To protect the significance of the listed building and in the interests of visual amenity, 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).

- 6 All replacement rainwater goods shall be metal and finished in black to match the existing. The rainwater goods shall be retained as such thereafter.

Reason: To protect the significance of the listed building and in the interests of visual amenity, 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).

Date Decision Issued 8 April 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.