

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 22/01515/LBC

Name and address for correspondence:	Applicant name:
Laura Aspinall Storah Architecture 46 Halifax Road Todmorden OL14 5QG	Mark Cryer

Part I - Particulars of Application

Date of Application: 25 January 2023

Proposal:	Reinstatement of four bricked up windows on the front elevation.
Location:	The Old Duke , 10 Ealees, Littleborough, OL15 0HJ

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 consent relates to the following list of submitted plans, drawings and documents:-

23-001 001 Location Plan
23-001 310 Proposed
Method Statement

and the works shall be carried out in accordance with these drawings and documents hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works 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 All new windows shall be of timber construction, and finished in white to match the existing windows, and thereafter so maintained.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 No works to the rendering shall take place until such time as a sample of rendering to be used in the construction of the proposal has been submitted to and approved in writing by the Local Planning Authority. All new rendering shall thereafter match that of the approved panel.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 All pointing work shall be carried out in lime based mortar.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 22 March 2023

Daniela Ripa
Interim 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.