



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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 24/01003/LBC

Name and address for correspondence:	Applicant name:
Mr Subhan Saleem Saleem Architects 64 Heaton Street Prestwich M25 1HH United Kingdom	Miss Liba Aysha

Part 1 - Particulars of Application

Date of Application: 18 November 2024

Proposal:	Conversion of existing garage into habitable living space; formation of opening between dining room and garage; removal of living room fireplace; removal of games room chimney breast; and application of cream paint to external front and side elevation doors.
Location:	1 Towncroft Avenue, Middleton, M24 5DA,

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 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 The works shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

- Location Plan. Drawing no. Sheet 1
- Proposed Elevations. Drawing no. Sheet 6. Rev C. Dated 24.10.2025
- Proposed Plans. Drawing no. Sheet 7. Rev E. Dated 24.10.2025
- Proposed Elevations. Drawing no. Sheet 10. Rev C. Dated 24.10.2025
- Demolition Plan. Date Oct 2025

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works, and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 3 Prior to commencement of works, the following details shall be submitted to and approved in writing by the local planning authority:

- A scheme for the boxing in of the existing garage door, including details of internal finishes and materials; and
- A scheme for the removal of the fireplace within the dining room and the chimney breast within the games room, including details of making good, internal finishes and materials.

Reason: To ensure the proposed works do not detract from the historical value or character and appearance of the listed building

- 4 Prior to commencement of works, a schedule of repair works for the garage shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with this schedule.

Reason: To ensure the proposed works deliver public benefits and do not detract from the historical value or character and appearance of the listed building

- 5 Notwithstanding the details shown on the approved plans, prior to any external painting works, details of the proposed paint colour and finish shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the proposed works do not detract from the historical value or character and appearance of the listed building.

Date Decision Issued 27 October 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.