



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 22/00382/FUL

Name and address for correspondence:	Applicant name:
Mr Miraj Architectural Design LTD CCC 60 Tweeddale Street Rochdale OL11 1HH	Rizwan

Part I - Particulars of Application

Date of Application: 25 September 2023

Proposal:	Change of use from teaching centre (F1) to Class E (i) (office use) including alterations and repairs to fenestration
Location:	35 Whitworth Road, Rochdale, OL12 0RA,

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

Conditions and Reasons:

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following plans:-

Site Location Plan
Received 23rd August 2023

Existing Elevations
Existing and Proposed Floor Plans
Proposed Elevations
Existing and Proposed Block Plans
Received 29th January 2024

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

- 3 No works shall commence on site until full details of the external materials, including works to the shopfront, have been submitted to, and approved in writing by, the Local Planning Authority. The details shall include, but not limited to, windows, doors, render and natural slate. The materials shall be installed in accordance with the approved details thereafter.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with Policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy Policy, JP-P2 of PfE and the NPPF.

- 4 Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the premises shall not be used in any way as a Class C3 - Dwellinghouse(s).

Reason: As the surrounding land uses and busy road network would be harmful to the living environment of occupiers of a dwellinghouse(s) and to accord with Policies G9 and DM1 of the Core Strategy and the NPPF.

Procedure Statement:

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date Decision Issued 24 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.

INFORMATIVE:

The applicant is advised that the Council's Conservation Officer highlighted that it would be preferable for the pebbledash to be removed and the brickwork made good. However, the removal of the pebbledash may also result in the removal of the face of the brickwork. If this is the case, then the application of render may be an option. To allow the building to breathe, a lime based product should be used. The existing natural slates should be retained and reused as part of the proposed works. This information should be taken into consideration when details of the proposed materials are submitted to discharge Condition 3 above.