

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/00032/LBC

Name and address for correspondence:	Applicant name:
Mr Jordan Walker J C Building Design Limited 23 Gordon Street Bacup OL13 8DH	Mr Geoff Wallis

Part I - Particulars of Application

Date of Application: 21 July 2023

Proposal:	Alterations to building to facilitate conversion of one dwelling into two dwellings including demolition of single storey rear extension, formation of new front entrance doorway, formation of new rear doorway and rear first floor windows, installation of new internal staircase and internal walls, installation of timber windows and doors, installation of rooflights to rear roof elevation, infilling of existing internal walls, erection of boundary treatment to rear and side
Location:	8-9 Paul Row , Temple Lane, Littleborough, Rochdale, OL15 9QG

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 and documents:-

Location plan, Existing and Proposed Site Plan. Drawing No. JCBD-21-236 - 5. Rev: 04.

Existing Plans, Elevations And Roof Layout. Drawing No. JCBD-21-236 - 1. Rev: 03.

Proposed Plans, Elevations And Roof Layout. Drawing No. JCBD-21-236 - 2. Rev: 03.

Window, Door, Sandstone Head and Jambs Schedule. Drawing No. JCBD-21-236 - 3. Rev: 01.

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 The stone used in the works as detailed in the hereby approved plans shall match the existing stone and in accordance with details identified in the submitted document 'Method Statement (dated: October 2023) and submitted plan 'Window, Door, Sandstone Head and Jambs Schedule (Drawing No. JCBD-21-236 - 3. Rev: 01)'.

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 works hereby approved shall be carried out in accordance with the details and methodology shown in the submitted document 'Method Statement (dated: October 2023)'.

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 and doors shall be of timber construction, and in accordance with the submitted plan 'Window, Door, Sandstone Head and Jambs Schedule (Drawing No. JCBD-21-236 - 3. Rev: 01)'. 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 Pointing work shall be carried out using 'Womersleys Ironstone Lite Pre mixed Mortar NHL 3.5' and as identified in the submitted document 'Method Statement (dated: October 2023)'.

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).

- 7 The rooflights shall be conservation style rooflights and set flush with the roof.

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 1 December 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.