

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 24/00858/ANM

Name and address for correspondence:	Applicant name:
Jessica Hughes Triangle Architects 4 Jordan Street Manchester M15 4PY	RBC Strategic Housing

Part I - Particulars of Application

Date of Application: 29 August 2024

Proposal:	Application for non material amendment to planning permission 24/00276/FUL for removal of the first floor window above the stairs and infilling the opening to continue the mock-tudor timber paneling and render along the facade to respect the building's non-designated heritage asset status
Location:	Castle Inn, Manchester Road, Rochdale, OL11 4HY

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that the revised details listed in Part I above have been approved as a non-material amendment to the existing planning permission.

The Council hereby **GRANTS** the above development in accordance with the revised details as stated on the application form subject to the following conditions and reasons:

Conditions and Reasons:

- 1 This approval relates to the plans and documents as listed below:
 - o Proposed Elevations Drawing No: 23-032 08 Rev B
 - o Proposed Floor Plans Drawing No: 23-032 06 Rev B

The development shall be carried out in complete accordance with the drawings/documents 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

Date Decision Issued 16 September 2024

**Melanie Hale
Head of Planning Services**

IMPORTANT

**PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS
OF THIS DECISION NOTICE.**

**THIS DECISION NOTICE SHOULD BE READ IN CONJUNCTION WITH THAT OF THE
PARENT PLANNING PERMISSION THE CONDITIONS OF WHICH APPLY TO THE
PROPOSAL AS AMENDED.**

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

This decision notice is to be read alongside those issued with planning permission 24/00276/FUL. All conditions that were imposed on the previous planning permission remain.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.