

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 24/00577/LBC

Name and address for correspondence:	Applicant name:
Mr Dave Trudgeon Conway Architectural Design 6 Conway Close Middleton Manchester M24 1EW	Mr Tristan Quinn

Part I - Particulars of Application

Date of Application: 12 July 2024

Proposal:	Alterations to fenestration along the rear elevation, including the blocking up of existing windows and the installation of bi-fold doors.
Location:	Glenmore , Alkrington Hall Road North, Middleton, Rochdale, M24 1WG

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 plans and documents:

- Location Plan - Drawing No. 860-06A received 12/07/2024
- Existing and Proposed Side Elevation and Part Ground Floor Plan - Drawing No. 860-07 received 12/07/2024

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

Reason: For the avoidance of doubt 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 The materials used in the construction of the exterior of the works hereby consented, including the use of brickwork and powder coated aluminium doors, shall match those used in the construction of the exterior of the existing building, Glenmore, in colour, form, type, size and texture.

Reason: 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.

Date Decision Issued 20 September 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.