



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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 25/00770/LBC

Name and address for correspondence:	Applicant name:
Gary Roberts Amber Taverns Hogarths PH The Butts Avenue Rochdale OL16 1EY	Gary Roberts

Part 1 - Particulars of Application

Date of Application: 12 August 2025

Proposal:	Mural on rear elevation wall
Location:	Hogarths PH, The Butts Avenue, Rochdale, OL16 1EY,

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 This consent relates to the following plans and drawings:

- Location Plan
- Existing Elevation
- Proposed Elevation
- Proposed Mural Image, drawing no. CW(SK)001

and the development shall not be carried out otherwise than in 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 Places for Everyone joint development plan, the Rochdale Core Strategy and the National Planning Policy Framework.

2 The mural artwork hereby approved shall be kept in a satisfactory standard of repair and visual appearance for the lifetime of the installation. Should the mural become damaged, defaced or otherwise unsightly, the mural shall be either:

- a) re-painted or touched up as necessary, or
- b) the wall shall be returned to its original state by being painted over in a neutral paint colour using an appropriate paint for the rendered wall coating; or
- c) a new mural artwork shall be painted subject to a further separate application for Listed Building Consent.

Reason: In the interests of visual amenity and conserving & enhancing the historic environment in accordance with Places for Everyone joint development plan policies JP-Strat 12, JP-P1 & JP-P2, adopted Rochdale Core Strategy policies P1, P2, & DM1, the Planning (Listed Buildings and Conservation Areas) Act 1900 (as amended) and the National Planning Policy Framework.

Date Decision Issued 8 September 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.