

Town and Country Planning Act 1990 (as amended)

## **NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION**

APPLICATION REFERENCE: 25/00511/ANM

|                                                                              |                   |
|------------------------------------------------------------------------------|-------------------|
| Name and address for correspondence:                                         | Applicant name:   |
| Mr Laurie Hickin<br>DLP Planning Ltd<br>18 Regent Place<br>Rugby<br>CV21 2PN | Cornerstone Place |

### **Part 1 - Particulars of Application**

Date of Application: 19 May 2025

|                  |                                                                                                                                                                                                                |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b> | <b>Non-material amendment to planning permission 22/00466/FUL for internal reconfigurations, alterations to some windows, the incorporation of smoke actuated rooflights, solar panels and timber cladding</b> |
| <b>Location:</b> | <b>Land Off Whitworth Road And Grasmere Street, Rochdale, ,</b>                                                                                                                                                |

### **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 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 permission relates to the following drawing:

Drawing No: P-315-3-015A - Proposed Site Plan  
Drawing No: P-315-3-100A - Block A - Floor Plans  
Drawing No: P-315-3-101B - Block B & C - Floor Plans  
Drawing No: P-315-3-300C - Block A - Elevations  
Drawing No: P-315-3-301C - Block B - Elevations  
Drawing No: P-315-3-302C - Block C - Elevations  
Drawing No: P-315-3-310B - Street Elevations

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.

- 2 The development shall be implemented solely in accordance with the approved Drawing No: P-315-3-300C - Block A - Elevations, Drawing No: P-315-3-301C - Block B - Elevations, Drawing No: P-315-3-302C - Block C - Elevations and Drawing No: P-315-3-310B - Street Elevations.

Reason: To protect visual amenity and ensure the new development responds positively to the listed building, its setting, local context and character, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**This decision notice is to be read alongside that issued with planning permission 22/00466/FUL. All conditions that were imposed on the previous planning permission remain with the exception of those amended by the listed non-material amendments.**

**Date Decision Issued          15 August 2025**

**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.