

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 24/01063/LBC

Name and address for correspondence:	Applicant name:
Mr John Stobbs Rochdale BC Number One Riverside Smith Street Rochdale OL16 1XU	

Part I - Particulars of Application

Date of Application: 29 October 2024

Proposal:	Replace damaged roof trusses, replace broken slates to match existing, replace ceiling boards to match existing and replace stolen lead valleys using zinc sheeting
Location:	Middleton War Memorial, Manchester Old Road, Middleton, M24 4EB

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:

- Hardstanding Areas Plan. Dwg no. A1/2004258/01
- Hardstanding Areas Plan. Dwg no. A1/2004258/02
- Roof Detail. Dwg no. A1/2004258/02
- Roof Truss Detail. Dwg no. A1/2004258/03
- Hardstanding Areas Plan. Dwg no. A1/2004258/04
- Location Plan. Dwg no. A1/2004258/05

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 shall be in accordance with the details included within section 9 of the planning application form.

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.

- 4 The works shall not commence unless the following has been submitted to and approved in writing by the local planning authority:

- a) a copy of the licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: In the interest of statutorily protected species.

Date Decision Issued 7 January 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.