

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 25/01026/LBC

Name and address for correspondence:	Applicant name:
Mr Paul Barker Town House Mill Town House Road Littleborough OL15 0EF	Mr Paul Barker

Part 1 - Particulars of Application

Date of Application: 8 October 2025

Proposal:	Replacement front door and glazing in wood arched windows to first and second floor bays and installation of post box
Location:	Townhouse Mill , Town House Road, Littleborough, Rochdale, OL15 9JX

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 The development hereby consented shall not be carried out otherwise than in accordance with the following approved plans and documents:

- Location Plan
- Proposed Door
- Sections
- Construction Details
- Supporting photography
- Heritage Statement

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Places for Everyone Joint Development Plan, adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the Planning (Listed Building and Conservation Areas Act (1990) and the National Planning Policy Framework.

- 2 The post box hereby approved shall not otherwise be installed than into the existing mortar joints.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with policies JP-P1 & JP-P2 of the adopted Places for Everyone Joint Development Plan, policy P2 of the adopted Rochdale Core Strategy, policy BE/17 of the saved Rochdale Unitary Development Plan, the Planning (Listed Building and Conservation Areas Act (1990) and the National Planning Policy Framework.

Date Decision Issued 27 November 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.