



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305 . **EMAIL :** development.control@rochdale.gov.uk . **WEB :** www.rochdale.gov.uk

Application for Approval of Details Reserved by Condition

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

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Silver Hill Farm

Address Line 1

Lower Lane

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL16 4PT

Description of site location must be completed if postcode is not known:

Easting (x)

391171

Northing (y)

411305

Description

Applicant Details

Name/Company

Title

Mr

First name

Yasir

Surname

Beg

Company Name

Grandstream Properties Ltd

Address

Address line 1

62 Seymour Grove

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M16 0LN

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Listed building consent for the refurbishment and external alterations to Grade II listed Silver Hill Farmhouse, together with the part demolition and conversion of the associated barn to form a residential dwelling and the demolition of the late 19th and 20th century ancillary outbuildings.

Reference number

22/00999/LBC

Date of decision (date must be pre-application submission)

02/09/2024

Please state the condition number(s) to which this application relates

Condition number(s)

This application relates to conditions 03, 04, 08, 11 and 12.

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 03 - 1517-EMS - External Materials Statement
Condition 03 - 1517-MPS - Mortar and Pointing Specification
Condition 04 - 1517-C-401 - Farmhouse and Barn - Proposed Eaves Details
Condition 04 - 1517-C-402 - Farmhouse and Barn - Proposed Verge Details
Condition 04 - 1517-C-411 - Farmhouse and Barn - Mullioned Window Details
Condition 04 - 1517-C-412 - Farmhouse and Barn - Non-mullioned Window Details
Condition 04 - 1517-C-413 - Extension to Barn - Window Details
Condition 04 - 1517-C-414 - Farmhouse and Barn - External Door-Window Profiles
Condition 04 - 1517-C-415 - Farmhouse - External Door-Window Opening Arrangement
Condition 04 - 1517-C-416 - Barn - External Door-Window Opening Arrangement
Condition 08 - 1517 - Schedule of Repairs Response
Condition 11 - 1517-C-001 - site plan with boundary treatments
Condition 12 - Structural Repairs and Methodology
Condition 12 - 5410 020 P1 BARN GROUND LAYOUT TEMP WORKS
Condition 12 - 5410 022 P1 BARN ROOF LAYOUT TEMP WORKS
Condition 12 - 5410 023 P1 FARMHOUSE GROUND FLOOR TEMP WORKS
Condition 12 - 5410 024 P1 FARMHOUSE FIRST FLOOR TEMP WORKS
Condition 12 - 5410 025 P1 FARMHOUSE ROOF TEMP WORKS

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

- HNA Architects

Date

28/10/2025