

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS
1990

Listed Building Consent (Alter/Extend)

APPLICATION REFERENCE: 25/01009/LBC

Applicant

Mr Ian Bywater
Meadows Care Limited
Egerton House
Wardle Road
Smallbridge
Rochdale
OL12 9EN

Part I - Particulars of Application

Proposal: Listed building consent for Change of use from dwellinghouse (Use Class C3) to a residential children's home (Use Class C2), providing care and accommodation for up to four childrens and three carers
Location: Rough Bank Barn, Rough Bank, Milnrow, Rochdale, OL16 3QH
Valid On: 20 October 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (3)

- 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 The works shall be carried out in accordance with the following drawings and documents hereby approved:

- Location Plan. Dwg no. 100
- Block Plan. Dwg no. 101
- Existing Ground Floor Plan. Dwg no. 102. Rev A
- Existing First Floor Plan. Dwg no. 103

- Existing Elevations Sheet 1. Dwg no. 104
- Existing Elevations Sheet 2. Dwg no. 105
- Proposed Ground Floor Plan. Dwg no. 106. Rev B
- Proposed First Floor Plan. Dwg no. 107
- Sections & Specification. Dwg no. 108. Rev A
- 'Design and Access Statement' by Meadows Care Limited submitted on 16 April 2026

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works, 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 Prior to their installation, large scale drawings (1:20, 1:10 or 1:5) shall be submitted to and approved by the local planning authority showing details of the following:

- Replacement rooflights including a full product specification, large scale elevation and section of the reveal.
- New and replacement internal doors including door casings, surrounds and ironmongery.
- Partition walls including material, means of fixing and any change to floor levels.

The works shall then be carried out in accordance with the approved details.

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.

Date of Decision: 23/04/2026

Melanie Hale
Head of Planning

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.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice. Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.