

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

Listed Building Consent (Alter/Extend)

APPLICATION REFERENCE: PL/2026/0212

Applicant Mr M Cryer The Old Duke 10 Ealees Littleborough Rochdale OL15 0HJ	Agent Miss Laura Aspinall 46 Halifax Road Todmorden OL14 5QG
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Part I - Particulars of Application

Proposal: Re-roofing works, including removal of previously installed spray foam insulation.

Location: THE OLD DUKE, 10 EALEES, LITTLEBOROUGH, OL15 0HJ

Valid On: 12 March 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (4)

- 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. 26-003-001 A
- Existing Site Plan. Dwg no. 26-003-002
- Proposed Site Plan. Dwg no. 26-003-301
- Existing. Dwg no. 26-003-010 B
- Proposed. Dwg no. 26-003-310 C

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 The existing slates and ridge tiles shall be carefully stripped from the roof, inspected for defects and set aside for reuse. In the event that additional slates and ridge tiles are required, these shall match the existing precisely in terms of size, colour and texture and samples (to be provided on site) and a product specification shall be submitted to and approved in writing by the local planning authority prior to their use. The works shall 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.

- 4 The works hereby approved shall be carried out in accordance with the details contained within Sections 6.3.4 and 6.3.6 of the approved Bat Survey Report by Middleton Bell Ecology dated 5th March 2026 ref: MBE/BAT/2026/015/01.

Reason: In order to minimise potential risk to protected species and in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date of Decision: 30/04/2026

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.

Your attention is drawn to the following (3)	
1	All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and

	Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). Should any bats or evidence of bats be found prior to or during the approved re-roofing works, then the work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is via the Bat Conservation Trust on 0345 1300 228.
2	All wild birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). In order to avoid harm to nesting birds, no works that may disturb nesting birds should be carried out during the bird nesting season (1 March to 31 August inclusive). If works are required during this period, a suitably qualified ecologist should first inspect the site. If active nests are found, works must be delayed until the young have fledged and the nest is no longer in use. This informative does not negate the applicant's legal responsibility to comply with wildlife legislation.
3	The site may support other species protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and/or the Wildlife and Countryside Act 1981 (as amended). The presence of protected species is a material consideration independent of planning permission. Should any protected species, or evidence of them, be discovered, all works likely to affect the species must cease immediately and advice sought from a suitably qualified ecologist. Any works affecting protected species may require a licence from Natural England, and it is the responsibility of the developer to ensure that all relevant legislation is complied with.

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>.