



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 Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Matthew

Surname

Pilkington

Company Name

Address

Address line 1

Holy Trinity

Address line 2

Parkfield

Address line 3

Sunny Brow Road

Town/City

Middleton

County

Rochdale

Country

Postcode

M24 4AX

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Mark

Surname

Herring

Company Name

Clear Architectural Services

Address

Address line 1

50 Rectory Street

Address line 2

Middleton

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M24 5TY

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

Conversion of Church to a single residential dwelling with internal and external alterations, including new bedrooms, bathroom and kitchen, proposed double garage with off street parking and new timber fence.

Reference number

23-00718-FUL

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

03/02/2025

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

Condition number(s)

2, 9, 11, 14 and 15

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Condition 2

Internal layout of garage changed due to the omission of the air source heat pump.

Applicant wishes to change the height of the fence to the front (west elevation). Approved details are 1m high, the proposal is for a 1.8m high fence.

The applicants would like to amend the internal living area layouts. The overall mass won't change and it would improve the current design.

Condition 9

The applicant would like to review the materials and with the support of the LPA change from natural stone to reconstituted stone.

Condition 11

Change from air source heating to gas heating with boiler situated in the existing cellar.

Condition 14

Since the application was approved an updated tree survey has been received highlighting declining health in a small number of trees and a small number of trees that are now dead or have been damaged by storms. As such, there are no retained trees and the condition required removing. T1 mature ash, T9 cherry and T20 common hawthorn are the only trees to survive. T9 is in very poor health and recommended to be replaced.

Condition 15

Tree planting ratio to be reviewed.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

See attached document:

23-00718-FUL and 23-00719-LBC Condition Variation Wording V1

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

23/00718/FUL and 23/00719/LBC

Date (must be pre-application submission)

30/03/2026

Details of the pre-application advice received

Confirmation received that the proposed changes to and removal of conditions should be submitted under a S73 application.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

First Name

Mark

Surname

Herring

Declaration Date

06/05/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Mark Herring

Date

06/05/2026