



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	Holy Trinity Parkfield
Address Line 1	Sunny Brow Road
Address Line 2	
Address Line 3	Rochdale
Town/city	Middleton
Postcode	M24 4AX

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

Easting (x)	Northing (y)
386483	405946

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

23/00719/LBC

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

21/02/2025

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

Condition number(s)

2 and 4

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

The approved demolition plan and details around repairs require updating due to deterioration of existing features. The applicant would like to replace the timber ground floor entirely due to extensive rotting and the requirement to cut out large parts of the floor to accommodate the freestanding structures outlined in condition 11. Floor to be replaced with Limecrete with underfloor heating.

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

Condition 2.

This permission relates to the following plans and documents:

Location Plan 9221 BA XTG LP DR A (01)100 P1

Ground Floor Plan as Proposed CM346 CD 03 23-00718-FUL Cond 2

Garage Plan and Elevations as Proposed CM346 CD 01 23-00718-FUL Cond 2 & 9 Garage

Site Sections as proposed 9221 BA XTG 1-1 DR A (06)010 P3

Site Plan as Proposed CM346 CD 02 23-00718-FUL Cond 2 Site

Ground Floor Demolitions and Alterations Plan CM346 CD 05 23-00719-LBC Cond 2 & 4 Remedials

Roof Plan as Proposed 9221 BA XTG RF DR A (04)003 P3

Roof Demolitions and Alterations Plan 9221 BA XTG GF DR A (01)201 P1

Elevations as Proposed 9221 BA XTG ZZ DR A (05)001 P3

Site Sections as Proposed 9221 BA XTG 1-1 DR A (06)010 P3

Door Types and Partition Screens as Proposed 9221 BA XTG ZZ DR As
(20)100 P1

Mezzanine Floor as Proposed 9221 BA XTG MF DR A (04)002 P2

Sections as Proposed 9221 BA XTG ZZ DR A (06)001 P2

Former Holy Trinity Church Parkfield, Middleton, Arboriculture Impact

Assessment August 2022 (and appended plans) and amendment 23-00718-FUL Condition 14 tree supporting V1.

Proposed Rooflight Detail 9822 BA XTG ZZ DR A (20)002 P1

Holy Trinity, Parkfield Design and Access Statement. P4

Heritage Impact Assessment May 2023.

Condition 4.

To be removed or amended to read 'All existing original timber features, including, but not limited to, pews, pew fronts, choir stalls shall be retained and repaired, rather than replaced, unless deemed structurally unviable. Repairs should be undertaken on a 'like-for-like' basis, matching the original timber species, profile, joinery details, and finish. Any required splicing shall use traditional mortise and tenon joinery rather than modern fasteners, to the satisfaction of the Local Planning Authority.'

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 that a S73 application should be submitted to amend/remove conditions

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

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