

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Lawful Development: (Proposed Use)**

APPLICATION REFERENCE: PL/2026/0078

Applicant Beltov 2 limited Suite 705 City House 131 Friargate Preston PR1 2EF	Agent Miss Rachel Webber Parkhill Business Centre Walton Road Wetherby United Kingdom LS22 5DZ
--	--

Part I - Particulars of Application

Proposal: Application for a certificate of lawfulness for a Change of use to 6 Bed HMO

Location: 13 CHARLOTTE STREET, ROCHDALE, OL16 4TJ

Valid On: 28 January 2026

DECISION: PERMITTED DEVELOPMENT**Approval Reason(s) (1)**

- 1 The development described comprises permitted development as it falls within the parameters of Schedule 2, Part 1 Classes B and C, and Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Date of Decision: 21/04/2026

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 (1)	
1	In the avoidance of doubt, this certificate relates to the following set of plans: • Location Plan. Dated 28 January 2026 • Existing Plans. Dwg no. 2025/0304/LD1 • Proposed Plans. Dwg no. 2025/0304/LD2 • Proposed Elevations. Dwg no. 2025/0304/004A • HMO Room Size Analysis - Single Bedroom size 6-10. Dated 28 May 2025 • Supporting Statement for Lawful Development Certificate (Proposed Use). Dated 27 January 2026