

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: PL/2026/0291

Applicant Mr James Thornhill 14 St James Terrace Heywood Rochdale OL10 3AB	Agent Mr Ranjeet Shahi Suite 2 Fairways House Mount Pleasant Road Southampton SO14 0QB
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Part I - Particulars of Application

Proposal: Change of use and conversion of existing dwelling (Use Class C3) into 8-bedroom House of Multiple Occupation (HMO) (Use Class Sui Generis) and provision of cycle shelter and bin store

Location: 14 ST JAMES TERRACE, HEYWOOD, OL10 3AB

Valid On: 13 April 2026

DECISION: REFUSE PERMISSION**Refusal(s) (1)**

- 1 The application dwelling is subject to a Building Preservation Notice and is therefore afforded statutory protection as a designated heritage asset. The proposed development, by virtue of the extensive internal alterations required to facilitate the HMO conversion – namely the subdivision of rooms, removal of chimney breasts and the loss and replacement of rear early 19th century internal architectural features such as the servants' stairs, doors, and historic Bannister – would result in the permanent and irreversible loss of the buildings intact historic floorplan and fabric.

This would cause a high level of less than substantial harm to the significance of a designated heritage asset, which is not outweighed by any overriding public benefits. The application has failed to provide clear and convincing justification for this harm or demonstrate that the building is incapable of continuing in its optimal viable use as a single family dwellinghouse.

Consequently, the proposal falls contrary to Policy P2 of the adopted Rochdale Core Strategy, Policy JP-P2 of the Places for Everyone Joint

Development Plan, and the aims of Chapter 16 of the National Planning Policy Framework.

Date of Decision: 23/06/2026

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	For the avoidance of doubt, this decision relates to the following plans/documents: • Application Form • HMO Management Plan (March 2026) • Document No. 1959_PDAS_Rev0 (Design and Access Statement) • DWG No. 999-LP (Location Plan) • Biodiversity Enhancement Statement • DWG No. 999-SP (Existing and Proposed Site Plan) • DWG No. 020B-EE (Cycle and Bin Store Elevations) • DWG No. 020-EE (Existing and Proposed Elevations) • DWG No. 002-GA (Proposed Floor Plans) • Usable Community Space Supplementary Statement • Supplementary Noise Assessment

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The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

If you are unhappy with the decision to refuse permission, 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>.