

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

Listed Building Consent (Alter/Extend)

APPLICATION REFERENCE: 24/01160/LBC

Applicant Brightwise Properties Reed Hotel Reed Hill Rochdale OL16 1DF	Agent Mr Saghir Hussain (Create It Studio Architects) 3 Stevenson Square Manchester M1 1DN
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Part I - Particulars of Application

Proposal: Change of use from Public House (Sui Generis) to 10no. apartments (Class C3) including alterations to fenestration on all elevations, removal of external staircase, erection of single storey rear extension on west elevation and excavation works to reveal light wells

Location: Reed Hotel Reed Hill Rochdale OL16 1DF

Valid On: 5 December 2024

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (11)

- 1 The works must be begun not later than three years beginning with the date of this consent.

Reason: Required to be imposed under section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 This consent relates to the following plans and documents:

Plans:

- Location Plan & Existing Site Plan Drawing No A1559(01)AP001 Rev P4
- Proposed Site Plan Drawing No A1559(02)AP001 Rev P9

- Proposed Basement Plan Drawing No A1559(02)AP002 Rev P8
- Proposed Ground Floor Plan Drawing No A1559(02)AP003 Rev P15
- Proposed First Floor Plan Drawing No A1559(02)AP004 Rev P8
- Proposed Second Floor Plan Drawing No A1559(02)AP005 Rev P10
- Proposed North Elevations Drawing No A1559(02)AP007 Rev P8
- Proposed East Elevations Drawing No A1559(02)AP006 Rev P10
- Proposed South Elevations Drawing No A1559(02)AP008 Rev P10
- Proposed West Elevations Drawing No A1559(02)AP009 Rev P9
- Demolished Basement Plan Drawing no A1559(01)AP014 Rev P1
- Demolished Ground Floor Plan Drawing No A1559(01)AP015 Rev P2
- Demolished First Floor Plan Drawing no A1559(01)AP016 Rev P1
- Demolished Second Floor Plan Drawing No A1559(01)AP017 Rev P1
- Bike Store Details Drawing No A1559(02)AP011 Rev P3
- Letter Box Details Drawing No A1559(02)AP013 Rev P1

Documents:

- Heritage Statement dated 9th November 2024 and revised 3rd March 2025
- Structural Waterproofing Measures Report Referenced 32589 dated 14th May 2026

and the works shall be carried out in accordance with these drawings and documents hereby approved unless otherwise required by condition below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of work in accordance with the policies contained within the Rochdale Unitary Development Plan, the emerging Core Strategy and the National Planning Policy Framework.

- 3 Prior to their installation or repair, both a window and door schedule for all windows and doors to be repaired or replaced shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of any doubt the schedules should include large scale drawings of at least 1:20, 1:10 or 1:5 and include (but not be limited to) the following details:

a) The age of each existing window and whether that window is to be replaced or repaired, scaled drawings of any new and replacement windows, including elevations, the set back from facing brickwork, sections through the head, jamb and cill, and details of any stile, mullions, meeting rails and glazing bars. For the avoidance of doubt all new and replacement windows shall be fabricated in timber and all existing timber framed windows should be retained.

b) The age of each existing door and whether that door is to be replaced or repaired, scaled drawings of any new and replacement doors, door casings and surrounds. For the avoidance of doubt all existing original or historic doors should be repaired and retained.

The work shall then be carried out in complete 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 Prior to their installation large scale drawings shall be submitted to and approved by the Local Planning Authority showing details of the following:

a) New and replacement rainwater goods, soil and vent pipes. For the avoidance of doubt, these shall be cast metal and painted black.

b) Any Vents, extractor fans and flues.

c) Meter boxes, alarms, security lighting and video cameras.

d) Security lighting.

The work shall then be carried out in complete 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.

- 5 Prior to the commencement of any above ground works, samples of materials to be used in the construction of the proposed single storey extension of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of any doubt, a sample panel of brickwork (minimum size 900mm x 900mm) to be used in the proposed extension shall also be built on site adjacent to its proposed location within the application site. The panel shall indicate bricks, bond, mortar mix, colour and finished joint profile.

No associated work shall proceed until the proposed materials and panel have been agreed in writing by the Local Planning Authority.

The panel shall be retained on site until the end of the construction period and the development shall be carried out in accordance with the approved details shown thereon.

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.

Reason for pre-commencement condition: Details are required to protect the architectural and historic interest of the building.

- 6 Prior to any demolition or removal works taking place, a methodology for the demolition and making good of any internal walls shall be submitted to and approved in writing by the Local Planning Authority. The works shall then 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.

- 7 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no works shall take place until full details and specifications of any proposed partition wall finishes including cross sectional drawings and fixing details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

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.

- 8 All rainwater goods to the development hereby permitted shall be black. Subsequently, the rainwater goods shall not be changed without the prior written consent of the Local Planning Authority.

All rainwater goods shall be made of cast-iron, in accordance with details that have been submitted to and approved in writing by the Local Planning Authority before the development commences. Subsequently, the rainwater goods shall not be changed without the prior written consent of the Local Planning Authority.

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.

- 9 Prior to first occupation of the development hereby approved, all recommendations and measures identified within the Structural Waterproofing Measures Report Referenced 32589 dated 14th May 2026 shall be carried out in full.

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.

- 10 No internal works shall take place until a full schedule of repairs and finishes not covered by other conditions of this consent has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include:

- A photographic and written record of the existing condition of each individual space, prepared to an approved Level 2 recording standard;
- A description and methodology for all proposed repair works and finishes, including scaled drawings (not less than 1:50) where necessary;
- Details of all new fittings (e.g. walls, doors, joinery, secondary glazing);
- Provisions for the retention in situ of all surviving historic fabric (e.g. coving, skirting boards, timber floors, lath and plaster ceilings and walls), with any elements too damaged to be incorporated and retained in situ unless otherwise agreed in writing.

The approved works shall be carried out prior to first occupation or in accordance with a phasing plan agreed in writing with the Local Planning Authority.

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.

- 11 Notwithstanding the submitted details on the Letter Box Details Drawing No A1559(02)AP013 Rev P1, prior to first occupation of the development hereby approved, a new scheme for the proposed letter boxes shall be submitted to and approved in writing by the Local Planning Authority. No part of the development hereby approved shall be occupied until the approved details have been provided and made available for use. The approved facilities shall then be retained as approved thereafter.

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.

Approval Reason(s) (1)

- 12 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date of Decision: 02/07/2026

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.

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>.