

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

Listed Building Consent (Alter/Extend)

APPLICATION REFERENCE: PL/2026/0219

Applicant

Mr Andrew Stott
Floor 2, Number One Riverside
Smith Street
Rochdale
OL16 1XU

Part I - Particulars of Application

Proposal: Replacement of existing external plasterboard ceilings with oak timber v jointed tongue and groove boarding
Location: ROCHDALE TOWN HALL, THE ESPLANADE, ROCHDALE, OL16 1AZ
Valid On: 14 May 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (3)

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

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 This development hereby consented shall not be carried out otherwise than in accordance with the following approved plans:

- Location Plan
- Heritage Statement
- Design and Access Statement
- External ceiling second floor
- External ceilings
- External ceilings ground floor

- Oak TGV Boarding

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), along with the relevant policies contained within the adopted Places for Everyone Joint Development Plan, the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 The proposed boarding shall be Oak TGV Boarding as per the approved plans and details pursuant to condition 2. The boards shall be retained as such thereafter.

Reason: To ensure a satisfactory standard of development in accordance with the policies contained within policies JP-P1, JP-P2 & JP-P3 of the adopted Places for Everyone Joint Development Plan, policies P1, P2, P3 & DM1 of the adopted Rochdale Core Strategy, saved policy BE/17 of the Rochdale Unitary Development Plan, the Planning (Listed Building and Conservation Areas Act (1990) and the National Planning Policy Framework.

Date of Decision: 06/07/2026

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>.