

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

Listed Building Consent (Alter/Extend)

APPLICATION REFERENCE: PL/2026/0496

Applicant Ms Claire Hilton Watergrove Trust Bluepits Mill Queensway Rochdale OL11 2YW	Agent Mr Simon Green 1.3 Waulk Mill 51 Bengal Street Manchester M4 6LN
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Part I - Particulars of Application

Proposal: Internal refurbishment of the Reception classroom, including replacement floor, enhancement of underfloor ventilation, new French drain. Removal of existing plasterboard partitions and replacement with new plasterboard partitions to form corridor and adjacent classroom wall. Removal of existing lay in grid suspended ceiling in reception classroom and replacement with new plasterboard suspended ceiling with new LED lighting, acoustic baffles and radiant panels

Location: ST MARYS C OF E PRIMARY SCHOOL, OLDHAM ROAD,
ROCHDALE, OL11 2HB

Valid On: 17 June 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (5)

- 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 The works shall be carried out in accordance with the following plans hereby approved:

- SMS-SEV-ZZ-00-DR-A-02040-C02-Proposed Fire Plan Area A
- SMS-SEV-ZZ-00-DR-A-02100-P01-Existing Floor Plan
- SMS-SEV-ZZ-00-DR-A-02101-P03-Proposed Demolition Plan Area A
- SMS-SEV-ZZ-00-DR-A-02300-C06-Proposed GA Plan Area A
- SMS-SEV-ZZ-00-DR-A-02400-C03-Proposed Ceiling Plan Area A
- SMS-SEV-ZZ-00-DR-A-03000-PC04-Proposed Section 1
- SMS-SEV-ZZ-00-DR-A-03001-C05-Proposed Section 2
- SMS-SEV-ZZ-00-DR-A-03002-C04-Proposed Section 3
- SMS-SEV-ZZ-00-DR-A-03003-C03-Proposed Section 4
- SMS-SEV-ZZ-00-DR-A-05001-P01-Internal Door Schedule
- SMS-SEV-ZZ-ZZ-RP-A-09100-P01-Heritage Statement

Reason: for the avoidance of doubt and to ensure a satisfactory standard of works in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework

- 3 No installation of metal grilles shall take place until such time as a full product specification has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and conservation of the historic environment in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas Act) 1990, policy JP-P2 of the adopted Places for Everyone joint development plan, policies P2 & DM1 of the adopted Rochdale Core Strategy and Chapter 16 of the NPPF.

- 4 The proposed air vents hereby approved shall not otherwise be formed than from cast iron and colour treated in RAL 9005 Black.

Reason: In the interests of visual amenity and conservation of the historic environment in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas Act) 1990, policy JP-P2 of the adopted Places for Everyone joint development plan, policies P2 & DM1 of the adopted Rochdale Core Strategy and Chapter 16 of the NPPF.

- 5 The original kitchen door once installed shall be retained, suitably protected from decay and retained on site.

Reason: In the interests of conservation of the historic environment in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas Act) 1990, policy JP-P2 of the adopted Places for Everyone joint development plan, policies P2 & DM1 of the adopted Rochdale Core Strategy and Chapter 16 of the NPPF.

Date of Decision: 10/08/2026

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>.