

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

Listed Building Consent (Alter/Extend)

APPLICATION REFERENCE: PL/2026/0201

Applicant

Mrs Sabrina Smith
82 Birch Road
Wardle
Rochdale
OL12 9QN

Part I - Particulars of Application

Proposal: Change of use and conversion of barn to one dwelling including erection of single storey side extension, alteration to fenestration, and associated works including, landscaping, parking, installation of air source heat pump and solar panels, and siting of temporary caravan accommodation and storage container

Location: Stid Fold Barn, Barn Field Lane, Rochdale, OL12 9PN

Valid On: 17 March 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (15)

- 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 drawings and documents hereby approved unless otherwise required by the conditions below:

- Topographical Survey. Drawing number: S250667-DR-T-001. Revision: A
- Floor Plans. Drawing number: S250667-DR-M-002. Revision: A
- Floor Plans. Drawing number: S250667-DR-M-003. Revision: B
- Sections. Drawing number: S250667-DR-M-004. Revision: A
- Proposed Site Plan. Drawing number: 002. Revision: 1.1
- Proposed Plans Elevations Sections. Drawing number: 001. Revision: 1.2

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works, and 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

- 3 No above ground works shall take place for the construction of the hereby approved single storey side extension until such time as a detailed specification and/or samples of materials to be used externally in the construction of the single storey side extension has first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details 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.

- 4 Prior to installation, samples of all new stone used shall be provided on site for inspection and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the duly approved details 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.

- 5 Existing slates shall be reused wherever possible. Any new slates shall match the existing roofing materials precisely in respect of unit dimensions, colour and texture and samples of all new slates shall be provided on site for inspection and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in complete accordance with the duly approved details 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.

- 6 Prior to installation, a specification for the lime mortar shall be submitted to and approved in writing by the local planning authority. For avoidance of doubt, this shall include details of colour of mortar, coursing and pointing. The development shall be carried out in complete accordance with the duly approved details 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.

- 7 All removal of existing mortar shall take place using hand (non-power tools only) unless first approved by 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.

- 8 Prior to their installation, large scale drawings (1:20, 1:10 or 1:5) shall be submitted to and approved by the local planning authority showing details of the following:

a. New and replacement windows and/or doors, including elevations, the set back from face stonework, sections through the head, jamb, lintel and cill, and details of stile, mullions, meeting rails and glazing bars.

b. New and replacement doors, door casings and surrounds

c. Eaves, verges and ridges

d. Soffits

e. Vents, extractor fans and flues

f. Meter boxes, alarms, security lighting and video cameras

g. Partition walls

The works 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.

- 9 Prior to removal of stone flooring as scheme for storage and reuse of the stone flooring shall be submitted to and approved by 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.

- 10 All rainwater goods shall be made of cast metal and painted black.

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 Unless first agreed in writing by the Local Planning Authority, the temporary caravan accommodation and storage container hereby approved shall be removed from the site and the land made good on or before five years from the date of this decision.

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.

- 12 Notwithstanding the details shown on the approved plans, prior to occupation, full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities) and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

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.

- 13 Notwithstanding any details submitted as part of the application, prior to the installation of boundaries, screens or retaining walls, details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. Any structures shall be installed in accordance with the approved details prior to the first occupation of the approved development and retained 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.

- 14 Demolition and repair works shall be undertaken in strict accordance with submitted documents 'Method Statement – Removal and Replacement of Stone Tile Barn Roof, Timber Purlins and Rafters' Structural Appraisal of Stid Fold Barn, Wardle, Rochdale' (produced by Philip Wright Associates LTD, dated: July 2025) and 'Method Statement' (dated: 30th June 2026, ref: 26G/3761/02). For the avoidance of doubt, the principal trusses shall be retained.

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.

- 15 Prior to installation full details and specifications of solar photo-voltaic panels, including large scale drawings at a scale of not less than 1:50, and air source heat pumps, including details of their siting and appearance, have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the solar panels shall be integrated solar panels. The development shall be carried out in accordance with the approved details 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.

Date of Decision: 14/08/2026

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.

Your attention is drawn to the following (2)	
1	The Public Right of Way Officer has identified Public Rights of Way WarFp97 and WarFp94 run through the application. The Public Right of Way Officer has advised that prior, during and following any works to take place, the routes should not be obstructed by materials, fencing or vehicles, excavated or diverted without a legal order completed, in the event an order is not applied safe access over the footpaths should continue without difficulty, without permission and as of right.
2	All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement.

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>.