

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

Listed Building Consent (Alter/Extend)

APPLICATION REFERENCE: PL/2026/0033

Applicant

Mr Michael Soumelidis Simms
Heys Barn
Chadwick Lane
Castleton
Rochdale
OL113BY

Part I - Particulars of Application

Proposal: Listed building consent for various internal and external works including the replacement of the windows and rear doors, the replacement of internal doors, the addition of partition walls, the enlargement of a ground floor opening and various repair works.

Location: 33-35 BROAD LANE, ROCHDALE, OL16 4PG

Valid On: 27 March 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (12)

- 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:
- Location Plan. Dated 13/01/2026
 - Proposed Ground Floor Plan. Received on 08/08/2026
 - Proposed First and Second Floor Plans. Received on 06/08/2026

- Appendix B of the document entitled 'Full Condition Discharge - Photograph Appendix'
- Appendices E, G and I of the document entitled 'Full Condition Discharge Pack (Conditions 4–12)'.

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 All new and replacement rainwater goods shall be 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.

- 4 The internal doors shall be retained, repaired or replaced in accordance with Appendix B of the document entitled 'Full Condition Discharge - Photograph Appendix'. Any replacement internal doors shall be of a traditional panelled design and constructed from pine. Where a new architrave is required, it shall match the profile, dimensions and detail of the existing architrave within the building. The works shall be carried out in accordance with the approved details thereafter. For the avoidance of doubt all architraves shall be fabricated in timber.

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 No works for the replacement or insertion of any windows to the building shall take place until such time as full product specifications for the replacement windows including large scale elevations and sections of reveals at a scale of not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, windows shall be constructed from timber and glazing bars shall be integral. The works 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.

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- 6 No works to plaster or insulate the walls and ceilings shall take place until full details of the proposed insulation and plastering scheme have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include product specifications, a works methodology, details of junctions and finishes around windows, doors, mullions and other architectural features, measures to avoid thermal bridging and condensation, details of moisture management and ventilation, and confirmation that the proposals have been informed by appropriate specialist advice. The scheme shall demonstrate a whole-building approach to ensure the historic fabric can continue to perform effectively. The approved works shall thereafter be carried out in full accordance with the approved details. For the avoidance of doubt, any insulation products shall be breathable and lime plaster shall be used unless otherwise agreed in writing 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.

- 7 The partition walls hereby approved shall be constructed in accordance with the details contained within Appendix E of the document entitled 'Full Condition Discharge Pack (Conditions 4–12)'.

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 No works to enlarge the existing ground floor opening between the two properties shall commence until a method statement produced by a structural engineer has been submitted to and approved in writing by the Local Planning Authority. This shall include details of any structural supports necessary and the making good of historic fabric, as well as detailed drawings (Scale 1:10, 1:20 or 1:50). The works shall be carried out strictly in accordance with the approved report and details. For the avoidance of doubt, the beam used shall be timber and any necessary making good shall be carried out using a lime plaster.

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 The works to reinstate the York stone shall be carried out in accordance with Appendix G of the document entitled 'Full Condition Discharge Pack (Conditions 4–12)'. Prior to the installation of any new flooring, samples and details shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the stone type, finish, colour, dimensions and laying pattern and shall demonstrate a suitable match to the retained

and re-used York stone. The replacement stone floor tiles shall thereafter be installed 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.

- 10 No repairs to the roof or chimney stack shall take place until a detailed schedule of repairs and methodology for the relevant works has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the extent of repairs required, details of all materials to be used, including mortar mixes, lead flashings, replacement roof slates/tiles and any replacement masonry, together with details of the proposed methods of repair.

All repairs shall be carried out using materials and techniques that match the existing historic fabric in material, profile, finish, colour and appearance unless otherwise agreed in writing by the Local Planning Authority.

The works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to preserving the special architectural and historic interest of the listed building in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 11 The installation of services shall be carried out in accordance with the details contained within Appendix I of the document entitled 'Full Condition Discharge Pack (Conditions 4-12)'.

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 No works to the existing front external doors shall take place until a method statement for the repairs has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate how the front doors and their ironmongery will be retained and repaired without damage to the underlying timber. It shall also include details of any temporary measures to secure the building while the doors are being repaired.

Notwithstanding the above, the rear external doors may be replaced with the Liberty Doors EXTOAKFAR30 oak door and EXTOAKSTBCG30 oak stable door, unless otherwise agreed in writing by the Local Planning Authority.

The works shall thereafter 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 listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Date of Decision: 25/08/2026

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>.