

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

Listed Building Consent (Alter/Extend)

APPLICATION REFERENCE: PL/2026/0608

Applicant

Mrs Vicki Nurse
Frederick Road
Salford
M6 6QH

Part I - Particulars of Application

Proposal: Replacement electricity cables under the driveway and up the side elevation of Listed Building

Location: MAWRODE FARM, MOOR ROAD, LITTLEBOROUGH, OL15 9QH

Valid On: 7 August 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 The works shall be carried out in accordance with the following plans hereby approved:

- Location Plan dated 07/08/2026
- Proposed Cable Layout. Dwg no. 60006675-1. Rev 0
- Mawrode Barn, Temple Lane, OL15 9QH. Dwg no. EW.A3.43612
- Plan showing cable to be disconnected submitted to the Council on 16/09/2026
- Method Statement by SP Electricity North West
- Heritage Statement of Significance by SP Electricity North West

- Design and Access Statement (DAS) by SP Electricity North West

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

- 3 The cable and cable guard hereby approved shall be fixed within mortar joints and not into the stone masonry. The external cable and cable guard shall be colour matched to the stonework of application property. Any disturbed stonework or mortar joints resulting from the installation shall be made good using appropriate lime mortar and matching stone where necessary and shall be retained as such thereafter.

Reason: To preserve the special architectural and historic interest of the listed building and to ensure compliance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Date of Decision: 22/09/2026

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>.