ROCHDALE
BOROUGH COUNCIL

Officer Report

Case Reference:	25/00584/FUL
Location:	37 Rochdale Road Middleton Rochdale M24 2PT
Proposal:	Subdivision of single dwelling into two dwellings with associated internal alterations, structural repairs, replacement of windows and doors, car parking and hard landscaping
Recommendation:	Approve with Conditions
Officer:	Claire Ringwood

Condition(s) (12)

1 The development must be begun not later than the expiration of three months beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2 This permission relates to the following approved plans and documents:

Location Plan

Received on 10th June 2025

Drawing No: A103, Drawing Date: 07/09/25 – Proposed

Received on 29th September 2025

Structural Engineer's Report by Thomasons, Contract No: 12489, Issue: 02, Dated: 13/11/2025

Received on 13th November 2025

Addendum Structural Engineer's Report by Thomasons, Contract No: 12489, Issue: 01, Dated: 20/08/2026

Received on 20th August 2026

and the development shall be carried out in complete accordance with these drawings and documents hereby approved other than where stated elsewhere by condition.

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

3 Within four months of the date of this decision and before any further works are carried out to the listed building, the recommendations within the Addendum Structural Engineers Report by Thomasons, Issue: 01, Ref: 12489, Date: 20/08/2026, received by the Local Planning Authority on 20th August 2026, shall be completed. The Local Planning Authority shall be notified once these matters have been carried out. For the avoidance of doubt, these recommendations are:

a. Temporary propping to the second-floor window head of the chamfered wall of the front elevation to prevent further loss of brickwork; and

b. Temporary weatherproofing to the windows and eaves of the rear elevation to be renewed.

Reason: To prevent further deterioration of the building 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 and the NPPF.

4 Prior to the carrying out of any further internal and external works to the building, other than those required by Condition 3, a schedule of repairs and finishes, including methodologies, structural information and timings of implementation for the works shall be prepared by a conservation accredited specialist (as detailed within the informative below) which shall be submitted to and approved in writing by the Local Planning Authority. The schedule of repairs shall cover the following matters:

• Reinstatement of the front bay window in accordance with samples to be provided under Condition 6;

• Removal of the existing outer leaf to rear wall and rebuilding in brick and reinstating original window openings and detailing in accordance with samples to be provided under Condition 6;

• Reinstatement of the Fleur-de-Lys details and decorative wall ties as shown on the approved plans;

• Reinstatement of the decorative moulded front door surround to a design to be agreed by the Local Planning Authority under Condition 8;

• Treatment of internal walls, floors, ceilings and surviving historic features including but not limited to: wallpaper, lath and plaster, floor tiles, chimney breasts, walls, doors etc;

• Any repairs to the roof and samples of any new roofing materials, for the avoidance of doubt these shall be natural slate to match the existing. These details shall also include lead specification;

• A specification methodology for any repointing works. For the avoidance of doubt the mortar mix shall be lime. No power tools to be used for the removal of defective pointing; and

• A schedule of all internal and external joinery.

All the details shall be carried out in complete accordance with the duly approved details prior to first occupation and maintained and retained as such 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 and the NPPF.

5 Prior to their installation full details of new and replacement service runs, to include electricity, heating, plumbing, wiring and drainage shall be submitted to and approved in writing by the Local Planning Authority.

All the details shall be installed prior to first occupation in accordance with the duly approved details and maintained and retained as such 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 and the NPPF.

6 All existing bricks and terracotta tiles which have been retained on site shall be inspected for defects and set aside for reuse on the elements to be reinstated including the front bay and rear outer face. The works shall be carried out in accordance with the details approved in Condition 4. Where additional materials are required, samples shall be provided on site and agreed in writing by the Local Planning Authority. These shall match the existing precisely in respect of dimension, colour and texture.

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 and the NPPF.

7 All new and replacement rainwater goods shall be cast metal and finished black.

Development shall be carried out in accordance with approved Drawing No: A103, Drawing Date: 07/09/25 – Proposed, received on 29th September 2025 and shall be maintained and retained as such, thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building in accordance with Policies P2, P3 and DM1 of the Rochdale Core Strategy, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 Prior to the installation of any windows, doors and openings, notwithstanding the details shown on the approved plans, full product specifications, elevations and cross-sectional details, at a scale of 1:10 or 1:20, shall be submitted to and approved in writing by the Local Planning Authority. These details shall cover the following:

a. New and replacement windows, including elevations, the setback from face brickwork, sections through the head, jamb and cill, and details of stiles, mullions, meeting rails and glazing bars; for the avoidance of doubt the windows should replicate the historic window detailing and positions (as shown in informative 3); and

b. All new and replacement internal and external doors, door casings and surrounds

All windows, doors and openings shall be installed in complete accordance with the duly approved details prior to occupation and retained as such 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 and the NPPF.

9 Notwithstanding the details shown on the approved plans, and prior to the installation of any new or replacement boundary treatments, full details shall be submitted to and approved in writing by the Local Planning

Authority. For the avoidance of doubt, close boarded timber fencing is not acceptable.

Development shall be carried out in complete accordance with the approved details prior to first occupation and shall be maintained and retained as such 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 and the NPPF.

10 (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until 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), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) 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.

(c) 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 and the NPPF.

11 No development shall commence on site (including demolition or preparatory works), other than those required by Condition 3, until a precautionary working measures method statement for bats has been submitted to and approved in writing by the Local Planning Authority.

Any further survey work recommended shall be undertaken and the details submitted to and approved in writing by the Local Planning Authority

Reason: In the interest of species protection, in accordance with the requirements of adopted Rochdale Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any works on site.

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the dwellings hereby permitted the window to the ground floor on the side elevation facing south shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which contains obscuration level of no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

1 The grant of Planning Permission does not infer the grant of Listed Building Consent – separate Listed Building Consent must be sought for all and any development works which require the same.

2 Conservation accredited specialists (or equivalent): Conservation Accreditati for Professionals | Historic England

- Register of Architects Accredited in Building Conservation (AABC)

- Directory of Accredited Conservationists

- Icon Accreditation

- Conservation Accreditation Register for Engineers (CARE)

- Conservation Accreditation System operated by the Royal Institute of the Architects of Ireland

- Accreditation in Conservation Architecture scheme operated by the Royal Incorporation of Architects in Scotland (RIAS)

- Conservation Register, operated by the Royal Institute of British Architects (RIBA

- Building Conservation Accreditation Scheme, operated by the Royal Institution of Chartered Surveyors (RICS)

- Building Conservation Certification Scheme operated by the Chartered Institute of Building

- Institute of Historic Building Conservation (IHBC)

- Chartered Institute for Archaeologists

3 Window images:



Timber sash windows. Four over one sashes with six over one sash windows in the bay.

4 The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended, it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).