ROCHDALE BOROUGH COUNCIL

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

Listed Building Consent (Alter/Extend)

APPLICATION REFERENCE: 25/00585/LBC

Applicant	**Agent**
Ms Farzana Iqbal 18 Edgar Road Chadwell Heath Romford RM6 4LX	Mr Belal Rashid BRTA Limited 11 Queen Street Oldham OL1 1RD

Part I - Particulars of Application

Proposal: Subdivision of single dwelling into two dwellings with associated internal alterations, structural repairs, replacement of windows and doors, car parking and hard landscaping
Location: 37 Rochdale Road Middleton Rochdale M24 2PT
Valid On: 10 February 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (9)

1 The works must be begun not later than the expiration of three months 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 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 the drawings and documents hereby approved other than were 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 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 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.

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.

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.

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 the 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.

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.

Date of Decision: 17/11/2026

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 (3)	
1	The grant of Listed Building Consent does not infer the grant of planning permission – separate planning permission must be sought for all and any development works which require the same.
2	Conservation accredited specialists (or equivalent): Conservation Accreditation 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.

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.