



Paul Butler Associates

Planning, Development & Heritage Consultants

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Number One Riverside
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FAO Anna Hayes

24.2078

Dear Daniel

1 Drake Street, Rochdale, OL16 1RE

Condition Discharge Application relating to Planning Permission 25/00314/FUL and Listed Building Consent 25/00315/LBC

On behalf of our client, Cassel and Fletcher, please find attached an application to discharge conditions attached to the above planning permission (PP) and listed building consent (LBC), which were granted on 6th October 2025. This application seeks to discharge the following conditions:

- 3 PP / 3 LBC (windows, doors, rooflights)
- 4 PP/ 4 LBC (secondary glazing)
- 6 PP/ 5 LBC (meter boxes)
- 6 LBC (lime plaster walls)
- 7 LBC (partition walls)
- 8 LBC (ceiling finishes)
- 9 LBC (schedule of repairs and finishes)
- 10 PP (swift boxes)

The numbered conditions of 25/00314/FUL and 25/00315/LBC for which discharge is being sought, and the information being submitted, is set out under the headings below.

LBC / PP Condition 3 (windows, doors, rooflights)

Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no external works shall take place until details of all new windows, doors and conservation style roof lights (including their specification, materials, finishes, recesses and opening profile) have been submitted to and approved in writing by the Local Planning Authority. All new windows shall be fabricated in timber. Where existing windows are to be repaired, this shall include details of the methodology of repairing such windows. The windows, doors and roof lights shall be installed in accordance with the duly approved details and retained as such thereafter.

Response

Please refer to submitted drawing BM/0125/DRAKE/ PL18.

LBC / PP Condition 4 (secondary glazing)

No development shall take place until full details of the works to install internal secondary glazing to the existing windows have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details before the buildings are first occupied and thereafter so maintained.

Response

Please refer to submitted drawing BM/0125/DRAKE/ PL18.

LBC Condition 5 / PP Condition 5 (meter boxes)

Notwithstanding the details submitted, no gas or electric meters shall be fitted externally on the building until full details and specifications of any such meter boxes have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details before the first occupation of any of the units hereby permitted.

Response

At this stage of the project, it is not anticipated that external gas or electric meters will be required. Should these become necessary then a subsequent application will be submitted to discharge this condition.

LBC Condition 6 (lime plaster)

Notwithstanding any details hereby approved and the requirements of condition 2, no works to lime plaster the walls shall take place until full product specifications and a works methodology have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Works shall be carried out in accordance with the approved details.

Response

Please refer to the Level 2 Building Recording prepared by Paul Butler Associates which documents the very isolated and fragmentary nature of any areas of lime plaster where this remains. The lime plaster has been removed or damaged in a number of locations, with plasterboard finishes being extensive throughout.

Please refer to drawing BM/0125/DRAKE/ PL17 which provides details on the proposed internal wall finishes and build up.

Please refer to drawing BM/0125/DRAKE/ PL18 for details of the proposed methodology. Due to the fragmentary nature of the remaining lime plaster (either directly applied to brick, or lath and plaster) it is proposed to retain this in situ and install modern finishes above so that the historic lime plaster is preserved. Existing modern finishes will be carefully removed by hand prior to installation of new. New dry linings and metal stud partitions are to be offset from the historic walls and fixed at the foot and head into timber joists using 4-inch screws typically. This approach is considered to be proportionate given the condition of the existing plaster finishes.

LBC Condition 7 (partition walls)

Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no works shall take place until full details and specifications of the proposed partition wall finishes including cross sectional drawings and fixing details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Response

Please refer to submitted drawing BM/0125/DRAKE/ PL17 and BM/0125/DRAKE/ PL18 for details of proposed partition walls.

LBC Condition 8 (ceiling finishes)

Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no works shall take place until full details of the ceiling finish and build up have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme.

Response

Please refer to submitted drawing BM/0125/DRAKE/ PL17 and BM/0125/DRAKE/ PL18 for details of new ceilings.

LBC Condition 9 (schedule of repairs and finishes)

No works shall take place until a full schedule of repairs and finishes not covered by other conditions of this consent has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include:

- *A photographic and written record of the existing condition of each individual space, prepared to an approved Level 2 recording standard;*
- *A description and methodology for all proposed repair works and finishes, including scaled drawings (not less than 1:50) where necessary;*
- *Details of all new fittings (e.g. walls, doors, joinery, secondary glazing);*

- *Provisions for the retention in situ of all surviving historic fabric (e.g. coving, skirting boards, timber floors, lath and plaster ceilings and walls), with any elements too damaged to be incorporated retained in situ unless otherwise agreed in writing.*

The approved works shall be carried out prior to first occupation or in accordance with a phasing plan agreed in writing with the Local Planning Authority.

Response

Please find attached the Level 2 Building Recording prepared by Paul Butler Associates, and drawings BM/0125/DRAKE/ PL17, BM/0125/DRAKE/ PL18, and BM/0125/DRAKE/ PL16 for details of new fittings and the retention in situ of historic fabric.

PP Condition 10 (swift boxes)

The development hereby approved shall not be occupied until such time as a scheme for three swift boxes has been submitted to and approved in writing by the Local Planning Authority. The swift boxes shall be installed in accordance with the approved details prior to the occupation of the development.

Response

Three 'Vivara Pro WoodStone' Swift Nest Boxes will be installed to the rear of the building. A swift box should be located on a building, under the eaves, at least 5 meters high, with a clear flight path in front of it. It should face a direction away from direct, prolonged sunlight, such as north or east, and be protected from predators by avoiding trees and shrubs underneath. It is proposed to install the swift boxes to the rear (east facing) elevation in the locations identified below. Boxes will be sited to avoid window openings and downpipes. Due to the extensions to the rear and building that abuts the site, it is difficult to provide a clear flight path.



An application fee of £298 is payable with this application. Payment of this amount has been made by my client at the time of submission.

We trust the above is sufficient to validate and progress the discharged of conditions, but should you require any further information please don't hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink that reads "Lynsay Ewart". The script is cursive and fluid, with the first letters of each name being capitalized and prominent.

Lynsay Ewart BSc(Hons) MSc MRTPI
Principal Planner