

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/00796/LBC

Name and address for correspondence:	Applicant name:
Miss Laura Miller WSP 8 First Street Manchester M15 4RP	Kam Lei Fong (UK) Limited

Part I - Particulars of Application

Date of Application: 2 August 2023

Proposal:	Conversion and subdivision of Warwick Mill to 135 no. apartments (Use Class C3) and flexible commercial space, upwards extension, internal and external alterations including works of repair and demolition and formation of interior atria, parking at lower ground-floor level, replacement windows and doors, new entrance canopy, new boundary treatments, removal of external staircase and other paraphernalia to all elevations
Location:	Warwick Mill , Oldham Road, Middleton, M24 1AZ

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) that consent has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

Conditions and Reasons:

- 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 This consent relates to the following plans and documents:-

- o Site Location Plan Drawing ref. WM-SP-001;
- o Site Plan LGF Drawing ref. WM-EH 010 rev. P1;
- o Site Plan UGF Drawing ref. WM-EH 011 rev. P1;
- o Existing Plan The Lodge Drawing ref. LO-EX 101;
- o Flood Risk Plan - Areas ref. TL-FR-101;
- o Demolition Plan The Lodge ref. LO-DM 102;

- o Demolition Plan and Elevations The Lodge ref. LO-DM 102;
- o Warwick Mill LGF demolition Drawing ref. WM DM-101;
- o Warwick Mill UGF demolition Drawing ref. WM DM-102 ;
- o Warwick Mill 1F demolition Drawing ref. WM DM-103;
- o Warwick Mill 2F demolition Drawing ref. WM DM-104;
- o Warwick Mill 3F demolition Drawing ref. WM DM-105;
- o Warwick Mill 4F demolition Drawing ref. WM DM-106;
- o Warwick Mill Roof Plan demolition Drawing ref. WM DM-107;
- o Warwick Mill Section A-A demolition Drawing ref. WM DM-201;
- o Warwick Mill Section B-B demolition Drawing ref. WM DM-202;
- o Warwick Mill Section C-C demolition Drawing ref. WM DM-203;
- o Warwick Mill North Elevation demolition Drawing ref. WM DM-301;
- o Warwick Mill South Elevation demolition Drawing ref. WM DM-302;
- o Warwick Mill East Elevation demolition Drawing ref. WM DM-303;
- o Warwick Mill LGF Existing Drawing ref. WM EX-101;
- o Warwick Mill UGF Existing Drawing ref. WM EX-102;
- o Warwick Mill 1F Existing Drawing ref. WM EX-103;
- o Warwick Mill 2F Existing Drawing ref. WM EX-104;
- o Warwick Mill 3F Existing Drawing ref. WM EX-105;
- o Warwick Mill Roof Plan Existing Drawing ref. WM EX-106;
- o Warwick Mill Proposed Detail Section Through Roof ref. WM RD-501
- o Warwick Mill Section A-A Existing Drawing ref. WM EX-201;
- o Warwick Mill Section B-B Existing Drawing ref. WM EX-202;
- o Warwick Mill Section C-C Existing Drawing ref. WM EX-203;
- o Warwick Mill North Elevation Existing Drawing ref. WM EX-301;
- o Warwick Mill South Elevation Existing Drawing ref. WM EX-302;
- o Warwick Mill East Elevation Existing Drawing ref. WM EX-303;
- o Warwick Mill West Elevation Existing Drawing ref. WM EX-304;
- o Warwick Mill LGF Proposed Drawing ref. WM PA-101;
- o Warwick Mill UGF Proposed Drawing ref. WM PA-102;
- o Warwick Mill 1F Proposed Drawing ref. WM PA-103;
- o Warwick Mill 2F Proposed Drawing ref. WM PA-104;
- o Warwick Mill 3F Proposed Drawing ref. WM PA-105;
- o Warwick Mill 4F Proposed Drawing ref. WM PA-106;
- o Warwick Mill Roof Plan Proposed Drawing ref. WM PA-107;
- o Warwick Mill Section A-A Proposed Drawing ref. WM PA-201;
- o Warwick Mill Section B-B Proposed Drawing ref. WM PA-202;
- o Warwick Mill Section C-C Proposed Drawing ref. WM PA-203;
- o Warwick Mill Section D-D Proposed Drawing ref. WM PA-204;
- o Warwick Mill North Elevation Proposed Drawing ref. WM PA-301;
- o Warwick Mill South Elevation Proposed Drawing ref. WM PA-302;
- o Warwick Mill East Elevation Proposed Drawing ref. WM PA-303;
- o Warwick Mill West Elevation Proposed Drawing ref. WM PA-304;
- o Warwick Mill Detail Section Roof Proposed Drawing ref. WM RD-501;
- o Warwick Mill Unit Studios Proposed Drawing ref. WM-AP-501;
- o Warwick Mill Units 1 + 2 Bed Proposed Drawing ref. WM-AP-502;

and the works shall be carried out in complete accordance with the drawings and documents hereby approved.

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 No works to the internal iron columns or vaulted brick arches shall take place until such time as a method statement which covers the treatment of columns and arches has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following:

- a) A written methodology for the demolition and making good of the internal atria; and,

- b) Cross sectional drawings at a scale of not less than 1:50 in order to demonstrate any physical measures necessary to make good.
- c) Details of how structures are protected during works including both temporary and permanent structural support; and,
- d) Details of where such features are to be covered.

The works shall be carried out in accordance with the approved details prior to the first occupation of the Mill, or in accordance with timings/phasing which have first been submitted to and 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.

- 4 No works to the Rope Race shall take place until such time as a method statement detailing the repair and refurbishment of the Rope Race has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved method statement prior to the final occupation of the building.

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 or external doors on Warwick Mill or the Lodge 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 or aluminium. 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.

- 6 No works to the lower ground floor shall take place until such time as details of the method of protection including drawings of any physical measures at a scale not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. The protection measures shall be installed in accordance with the approved details prior to any works taking place to the lower-ground floor.

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 No works to install the mezzanine within the Engine House of Warwick Mill shall take place until such time as drawings of the detailed design of the platform, at a scale of not less than 1:50 which include details of junctions and existing features have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to the first occupation of the Mill.

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 install any roof terraces or entrance canopies to Warwick Mill shall take place until such time as a detailed specification of any works has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including scaled drawings at a scale of not less than 1:50 where necessary:

- a) Details of the balustrade design including details of fixings;
- b) Details of damp-proofing & drainage; and,
- c) Details of materials and fixings for any canopy.

No part of any phase of the development which includes Warwick Mill shall be occupied until such works have been carried out in accordance with the duly approved scheme.

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 No works to repair or refurbish any existing boundary walls and railings shall take place until such time as a detailed scheme for their restoration has been submitted to and approved in writing by the Local Planning Authority. Such details shall include but not be limited to:

- a) Details of protection of boundary walls during construction works;
- b) A detailed methodology for the repair of any stonework including any cleaning;
- c) A detailed methodology for the repair of any brickwork;
- d) A detailed methodology for the repair of any metalwork; and,
- e) Details of the mortar mix for any repointing works.

No part of any phase of the development which includes Warwick Mill shall be occupied until such works have been carried out in accordance with the duly approved scheme.

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 works to install any staircases or lifts within Warwick Mill shall take place until such time as a detailed scheme for the design and construction of such features has been submitted to and approved in writing by the Local Planning Authority. No part of any phase of the development which includes Warwick Mill shall be occupied until such works have been carried out in accordance with the duly approved scheme.

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.

- 11 No works for the construction of the link between Warwick Mill and the Loom shall take place until such time as a detailed scheme for the construction and installation of such feature has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including scaled drawings at a scale of not less than 1:50 where necessary:

- a) Details of materials; and,
- b) Details of any junctions and fixings.

The development shall be carried out in accordance with the duly approved details prior to the first occupation of the Loom building.

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 Warwick Mill shall take place until such time as full details of the design and placement of any pipework, flues and chimneys have been submitted to and approved in writing by the Local Planning Authority. Any submission shall include a full detailed specification of any externally mounted feature and include scaled drawings at

a scale of not less than 1:50 where necessary. The development shall be carried out in accordance with the duly approved scheme 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.

- 13 Prior to the first occupation of Warwick Mill, details of the removal of existing telecommunications equipment to the roof and parapet walls of Warwick Mill a scheme for making good shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with de-tails prior to the first occupation of the Mill.

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.

- 14 No works to Warwick Mill shall take place until such time as details of the construction of the roof extension has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including scaled drawings at a scale of not less than 1:50 where necessary:

- a) Details of materials;
- b) Details of windows and doors including product specification and reveals;
- c) Details of any structural work; and,
- d) Details of any junctions or fixings.

The development shall be carried out in accordance with the duly 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.

- 15 No works to Warwick Mill shall take place until such time as details of the construction of the access ramp build up has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include details of the materials to be used and large scale drawings at a scale of not less than 1:50.

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.

- 16 No works shall take place until such time as a full schedule of repairs and finishes not covered within other conditions of this consent has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including scaled drawings at a scale of not less than 1:50 where necessary:

- a) Photographic survey of areas to be repaired;
- b) A description of the repair works or any making good required including details of finishes; and,
- c) A methodology for carrying out the repairs

The repair works shall be carried out in accordance with the approved details prior to the first occupation of the Mill, or in accordance with timings/phasing which have first been submitted to and 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.

- 17 No works to any doors shall take place until such time as a door schedule has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters:
- a) A photographic survey of all doors;
 - b) A detailed methodology of repairs to any doors to be retained;
 - c) Details of how any doors are to be retained in-situ; and,
 - d) A product specification and scaled drawings at a scale of not less than 1:50 of any replacement doors

The works shall be carried out in accordance with the approved details prior to the first occupation of the Mill, or in accordance with timings/phasing which have first been submitted to and 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.

- 18 No works to rainwater goods shall take place until such time as a details of their repair and replacement where necessary, have been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters:
- a) A survey of existing rainwater goods
 - b) A detailed methodology for the repair of existing rainwater goods to be retained; and,
 - c) A product specification and scaled drawings of any replacement rainwater goods including details of their materiality, sectional profile and the method of fixing.

The works shall be carried out in accordance with the approved details prior to the first occupation of the Mill, or in accordance with timings/phasing which have first been submitted to and 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.

- 19 No works to any internal or external masonry shall take place until such time as details of their repair, replacement and any cleaning have been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters:
- a) A sample panel for new and re-built areas of brickwork (which is to match the existing brickwork adjacent in respect of dimensions, colour, texture, face bond and pointing);
 - b) A sample panel in an inconspicuous position of any brick cleaning with the methodology recorded; and,
 - c) Details of repointing including the extent of the works and details of the mortar mix.

The works shall be carried out in accordance with the approved details prior to the first occupation of the Mill, or in accordance with timings/phasing which have first been submitted to and 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.

- 20 No works to install or alter any services shall take place until such time as the position, type and method of installation of all new and relocated services and related fixtures have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to the first

occupation of the Mill, or in accordance with timings/phasing which have first been submitted to and 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.

- 21 The works to Warwick mill shall be carried out in accordance with the approved structural report and the recommendations contained therein by MHA Structural Design re.f 21008 rev.A dated 13th July 2023.

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 Decision Issued 3 September 2024

Melanie Hale
Head of Planning Services

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.