

HISTORIC ENVIRONMENT CONSERVATION CONSULTATION RESPONSE

Conservation & Design Team Officer	Michael Atkinson-Smith
Date	14.04.25
Application Reference	25/00329/FUL
Address	National Westminster Bank, Packer Street, Rochdale, OL16 1LL
Proposal	External alterations including removal of ATM machines, night safe and signage followed by repair works

Designated Heritage Assets Affected	Y	Rochdale Town Centre Conservation Area Grade II listed 'Former Post Office, corner of Packer Street and Fleece Street' Grade II listed 'The Old Post Office' Grade I listed Rochdale Town Hall Grade II listed 'Rochdale Bridge, at the junction of The Esplanade, Yorkshire Street, The Butts, South Parade, Rochdale'
Non-Designated Heritage Assets Affected	Y	Application building (Grade I locally listed) Town Hall Square

Consultation Summary for Officer's Report

No objection to subject to full repairs methodology being provided, with external facing materials to be viewed on site prior to installation

Assessment

The application building is a Grade I local interest building (an NDHA) attached to the rear to the Grade II listed 'Former Union Bank of Manchester, 5 South Parade'. The building also stands separated by Fleece Street from the Grade II listed 'Former Post Office, corner of Packer Street and Fleece Street'. The building also stands within the Rochdale Town Centre Conservation Area and within the setting of the Grade II listed 'The Old Post Office' and the Grade I listed Rochdale Town Hall and the Grade II listed 'Rochdale Bridge, at the junction of The Esplanade, Yorkshire Street, The Butts, South Parade, Rochdale', whilst also fronting onto the recently laid Rochdale Town Hall Square.

It is understood that the current occupier has elected to vacate the building and therefore the former commercial fixtures and fittings need to be removed. On this basis, no overall objection can be raised to the proposals, subject to the works being carried out to a suitably high standard.

A full repairs methodology should therefore be submitted for approval, detailing options for dealing with any assumptions, alongside a verification report upon completion of the works. Any externally facing materials, notably stonework, should be viewed on site prior to any installation which can be secured

through condition. Details or mortar mixes and the material for any infill works or plaster repairs should also be provided.