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To: [Development Management](#)
Subject: Application Ref: 25/00315/LBC -1 Drake Street, Rochdale, Lancashire, OL16 1RE
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FAO: Anna Hayes

Address: 1 Drake Street, Rochdale, Lancashire, OL16 1RE

Application Ref: 25/00315/LBC

Proposal: Listed Building consent for internal alterations to first and second floors to facilitate change of use from vacant commercial floorspace to 10no. residential apartments (use class C3) together with re-instatement of window openings and creation a new window opening.

Statutory Remit: Historic Buildings & Places (formerly the AMS) is a consultee for Listed Building Consent applications, as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the above application for listed building consent. HB&P welcome the amendments to the scheme to omit the loft conversion and the associated reduction in harm to the roofline that would have been caused by the removal of the roof truss and excessive rooflights that were proposed. The revised proposal, however, still includes the demolition of the stair that accesses the roof space and there is no assessment of its age/ significance or discussion on how the roof space would be alternatively accessed to meet future maintenance requirements. This should be clarified.

While the interiors have been altered and much of the original fabric has been lost, the photos do show original features, such as sections of damaged lathe and plaster work. We would expect that the assessment consider if these original features are salvageable and repairable, or if they are indeed beyond repair.

HB&P defer to the advice of your conservation team on all other matters.

Policy: Chapter 16 of the NPPF (2024), particularly paragraph 212, states: 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Regards

Ross Anthony

Case Work



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Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605). It is one of the National Amenity Societies and a consultee on Listed Building Consent applications as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including planning applications affecting historic buildings in conservation areas and undesignated heritage.