

Discharge of Conditions Report

PMD3-01-02

22/00656/LBC

**Rochdale Borough Council
Hopwood Hall**

Date: 20 December 2022

Project Reference: 20661

On the 19th October 2022 Mr Mark Platt received Listed Building Consent for the application listed above. The proposal was for:

Alterations and repairs including: West Wing: emergency works to remove rotten timber floor floors (part retrospective), reinstatement of new timber floors on ring beam, replacement of defective timber lintels with concrete lintels; Repairs to bays, truss repairs and replacement of concrete roofs with timber joists within the Georgian room, FF2 and FF3; Other areas: new access rooflight and emergency replacement of defective timber lintel over external door.

This document seeks to discharge the following conditions listed below.

1. *The works must be begun not later than the expiration of three years beginning with the date of this consent.*

The works began on site immediately following approval of the listed building consent application on the 19th October 2022.

2. *This permission relates to the following plans and documents:*

2732 001 Rev. B

2732 011 Rev. D

2732 021 Rev. C

2732 023 Rev. B

2732 024 Rev. B

2732 025 Rev. B

HOH-SEV-XX-XX-DR-A-01001 T02

HOH-SEV-XX-XX-DR-A-01002 T01

HOH-SEVXX-00-DR-A-02001 C01

HOH-SEV-XX-01-DR-A-02002 C02

HOH-SEV-XX-00-DR-A-02003 C01

HOH-SEV-XX-01-DR-A-02004 C04

HOH-SEV-XX-R1-DR-A-02005 C06

HOH-SEV-XX-XX-DR-A-04004 C01 and Specification Rev.C

and the development shall be carried out in accordance with these drawings and documents hereby approved.

All works have been completed in accordance with the drawings listed above.

3. *Prior to any works to reinstate any floorboards in the West Wing, a scheme for the retention and reuse of the existing structurally sound floorboards shall be submitted to and approved in writing by the local planning authority. The reinstatement of the floorboards shall be carried out in accordance with this approved scheme.*

At present 6m2 of existing structurally sound floorboards have been retained and stored safely on site and are awaiting a formal plan as to where these will be put back.

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These will be reinstated as part of a future phase which includes works approved by this LBC.

4. *Prior to the carrying out of any repairs to the trusses and beams in rooms FF2 and FF3, a method statement shall be submitted to and approved in writing by the local planning authority. This shall include details of any works to remove any existing finishes to expose the trusses and beams, details of the new timber for the repairs, details of any demolition and rebuilding and a scheme for the making good of any damage to existing finishes. The works shall then be carried out in accordance with the approved details.*

This condition cannot be fully discharged yet as these works haven't yet been completed and will now be completed in a future phase.

5. *Prior to the carrying out of any works or repairs to the bay windows in rooms GF3 and FF2, a method statement shall be submitted to and approved in writing by the local planning authority. This shall include details of any works to remove any existing finishes to expose the details of any demolition and rebuilding works, and a scheme for the making good of any damage to existing finishes. The works shall then be carried out in accordance with the approved details.*

This condition cannot be fully discharged yet as these works haven't yet been completed and will now be completed in a future phase.

6. *The proposed rooflight shall be conservation style and set flush with the roof.*

This condition cannot be fully discharged yet as these works haven't yet been completed and will now be completed in a future phase.

7. *All new floor joists and floorboards shall be softwood to match the existing.*

All new floor joists and floorboard are softwood to match existing. See examples images in figure 1 & 2.



Figure.1 & Figure.2 showing softwood floor joists and softwood floorboards above.