

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Removal/Variation of Conditions**

APPLICATION REFERENCE: 25/00908/VRCON

Applicant Hopwood Hall College Rochdale Road Middleton Rochdale M24 6XH	Agent Ms Ruth Sienkiewicz Seven Architecture Clarendon House Victoria Avenue Harrogate HG1 1JD
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Part I - Particulars of Application

Proposal: Application to vary condition 2 (Plans) of Listed Building Consent
24/00548/LBC

Location: Hopwood Hall College Rochdale Road Middleton M24 6XH

Valid On: 29 September 2025

DECISION: GRANT PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS**Condition(s) (12)**

- 1 The development shall be carried out in accordance with the following application plans and documents:
 - Site Location Plan – Drawing no. 00500 Rev P03
 - Existing Site Plan – Drawing no. 00501 Rev P04
 - Proposed Site Plan – Drawing no. 00502 Rev P02
 - Existing Ground Floor Plan – Drawing no. 00510 Rev P01
 - Existing Roof Plan – Drawing no. 00512 Rev P01
 - Demolition Ground Floor Plan – Drawing no. 00515 Rev P03
 - Proposed Ground Floor Plan – Drawing no. 00520 Rev P03
 - Proposed Roof Plan – Drawing no. 00522 Rev P01

- Proposed Scope of Works Plan – Ground Floor – Drawing no. 00530-Rev P04
- Proposed Wall Types Plan – Ground Floor – Drawing no. 00535 Rev P03
- Existing Elevations Showing Demolition Works 1 of 2 – Drawing no. 00540 Rev P01
- Existing Elevations Showing Demolition Works 2 of 2 – Drawing no. 00541 Rev P02
- Proposed Elevations 1 of 2 – Drawing no. 00542 Rev P02
- Proposed Elevations 2 of 2 – Drawing no. 00543 Rev P03
- Repair Elevations 1 of 2 – Drawing no. 00544 Rev P03
- Repair Elevations 2 of 2 – Drawing no. 00545 Rev P04
- Existing Sections – Drawing no. 00550 – Rev P01
- Proposed Sections – Drawing no. 00552 Rev P05
- Existing Window Types – Drawing no. 00560 Rev P01
- External and Internal Window Schedule – Drawing no. 00561 – Rev P02
- Works to Side Chapel Altar & Canopy – Drawing no. 00571 Rev P02
- Proposed Sanctuary Area – Drawing no. 00573 Rev P03
- External Plant Enclosure Details – Drawing no. 00874 Rev P03
- High Level Wall Plaster Details – Drawing no. 00875 – Rev P02
- Proposed Pod Elevations – Drawing no. 00591 Rev P03
- Design and Access Statement – Ref. 09008 Rev P05
- Heritage Statement – Ref. 09101 Rev P03
- Schedule of works – Ref. 09901-P05
- Proposed Concrete Repairs Sheet 1 of 2 – Drawing no. P15715-210 Rev C03

- Proposed Concrete Repairs Sheet 2 of 2 – Drawing no. P15715-211 Rev C03
- Proposed Concrete Repairs Details and Methodology – Drawing no. P15715-220 Rev C02

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 2 Prior to their first installation, large scale (1:10 or 1:20) details and materials of the following shall be submitted to and approved in writing by the Local Planning Authority:

- New and replacement steps, handrails and balustrades
- New and replacement windows and doors
- Vents
- Secondary glazing
- Safety netting to glazed lantern
- Safety film to glazed lantern

The development shall thereafter be completed in accordance with the approved details and retained thereafter.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

- 3 The new external plant enclosure; new classroom pods, including means of fixing, glazed panel, timber and final colour; new walls including the means of fixing, new timber structure to the sanctuary and new floors shall be fully installed in accordance with the details approved under application 25/00952/DOC unless alternative details have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with those alternative approved details and retained thereafter.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with

policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

- 4 All concrete repairs shall be carried out in accordance with the Schedule of Works prepared by Seven, dated 15 February 2024, reference HCO-SEV-XX-XX-RP-A-09900 Rev P01, using Flexicrete Monomix structural repair mortar.

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 If any additional concrete and block work repairs beyond those detailed in the application are required, prior to the additional works taking place, a detailed repair methodology shall be submitted to and approved in writing by the Local Planning Authority. The repairs shall be undertaken in accordance with the approved methodology and retained thereafter.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

- 6 All repair works to the building approved under application 25/01035/DOC shall be undertaken in accordance with those approved details. Prior to any other repair works taking place, a full schedule of repairs and finishes for the interior and exterior of the building shall be submitted to and approved in writing by the Local Planning Authority. The repairs shall be undertaken in accordance with the approved schedule and retained thereafter.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

- 7 All new and replacement rainwater goods shall be cast iron and shall match the existing in terms of size, shape and profile upon first installation. In the event that the existing rainwater goods are found to be inadequate for the volume of runoff, large scale details (at 1:10 or 1:20) of the new rainwater goods shall be submitted to and approved in writing by the Local Planning

Authority. The rainwater goods shall be installed in accordance with the approved details and retained thereafter.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

- 8 Prior to any external landscaping works taking place details of the hard and soft landscaping proposals and extended paving areas shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be provided prior to first use of the building and be retained thereafter.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 and GP-G7 of Places for Everyone Joint Development Plan, policies P1, P2, P3, G7 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

- 9 The re-roofing of the building shall be undertaken in accordance with the details approved under application 25/01035/DOC and retained thereafter unless alternative re-roofing details are submitted to and approved in writing by the Local Planning Authority. The re-roofing shall thereafter be undertaken in accordance with the alternative approved details.

Reason: To ensure the details do not detract from the significance of the host listed building and in the interests of visual amenity and to accord with policies JP-P2 of Places for Everyone Joint Development Plan, policies P1, P2, P3 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

- 10 No external lighting shall be installed until a scheme which identifies its siting, design and luminosity has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and retained thereafter.

Reason: To protect the historic interests of the building and protected species around the site and to accord with policies JP-G8 and JP-P2 of Places for Everyone Joint Development Plan, policies P2 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 11 The development hereby approved shall be carried out in full accordance with the working methods set out in sections 4.1.2 to 4.1.6 of the Nocturnal Bat Survey Report & EcOW, dated 11th October, Seed ref: 1697B-NBR-V1-C.

Reason: To ensure acceptable working methods in the interest of protecting any protected bats at the site and to accord with policy JP-G7 of Places for Everyone Joint Development Plan, policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 12 The development hereby approved shall be carried out in full accordance with the Reasonable Avoidance Measures (RAMS) and the badger protection measures set out in sections 4.1.9 and 4.1.22 of the Preliminary Ecological Appraisal Report, dated 22nd January 2024, Seed ref: 1697B-PEA-V1-A .

Reason: To ensure acceptable working methods in the interest of protecting any protected Great Crested Newts and badgers around the site and to accord with JP-G7 of Places for Everyone Joint Development Plan, policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date of Decision: 11/02/2026

Melanie Hale
Head of Planning

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.