

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

10 February 2026

Application reference

OTH/2025/1262

Address

1 Drake Street, Rochdale, OL16 1RE

Proposal

Submission of details to comply with conditions 3 (windows, doors, rooflights), 4 (secondary glazing), 5 (meterboxes), 6 (lime plaster walls), 7 (partition walls), 8 (ceiling finishes) and 9 (schedule of repairs and finishes) of planning permission 25/00315/LBC)

Affected Heritage Assets

Designated heritage assets

- Former Wellington Hotel, 1 Drake Street (grade II)
- Rochdale Town Centre Conservation Area

Non-designated heritage assets

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Summary

Amendments and further details required.

Assessment

Condition 3 - Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no external works shall take place until details of all new windows, doors and conservation style roof lights (including their specification, materials, finishes, recesses and opening profile) have been submitted to and approved in writing by the Local Planning Authority. All new windows shall be fabricated in timber. Where existing windows are to be repaired, this shall include details of the methodology of repairing such windows. The windows,

doors and roof lights shall be installed in accordance with the duly approved details and retained as such thereafter.

- *A product spec is required for the proposed windows. This does not appear to have been provided. Please can the type of timber and finish be confirmed? Please can they also confirm the thickness of the double-glazed units? They should have a maximum thickness of 14mm. Please can they also confirm the proposed sealant? Either burnt sand mastic or traditional linseed oil putty should be proposed.*
- *Can the applicant provide a product spec for the new rooflights?*
- *No details appear to have been provided of the window repairs?*

Condition 4 - No development shall take place until full details of the works to install internal secondary glazing to the existing windows have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details before the buildings are first occupied and thereafter so maintained.

- *A product specification for the secondary glazing is required.*

Condition 5 - Notwithstanding the details submitted, no gas or electric meters shall be fitted externally on the building until full details and specifications of any such meter boxes have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details before the first occupation of any of the units hereby permitted.

- *No details have been provided. This condition cannot be discharged*

Condition 6 - Notwithstanding any details hereby approved and the requirements of condition 2, no works to lime plaster the walls shall take place until full product specifications and a works methodology have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Works shall be carried out in accordance with the approved details.

The proposed drylining scheme is not appropriate to the building's solid wall construction and could increase the risk of damp. Given that much of the historic fabric has been lost internally, the installation of internal wall insulation could be justified. However, it is important that any internal finishes are breathable and compatible with the building's construction. [Internal Wall Insulation | Historic England](#)

Condition 7 - Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no works shall take place until full details and specifications of the proposed partition wall finishes including cross sectional drawings and fixing details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme

The details for new internal partition walls are acceptable.

Condition 8 - Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no works shall take place until full details of the ceiling finish and build up have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme.

More details are required of the existing ceilings and their build up and how this would interact with the proposals. As above, the insulation and finish should be breathable.

Condition 9 - No works shall take place until a full schedule of repairs and finishes not covered by other conditions of this consent has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include:

- A photographic and written record of the existing condition of each individual space, prepared to an approved Level 2 recording standard;
- A description and methodology for all proposed repair works and finishes, including scaled drawings (not less than 1:50) where necessary;
- Details of all new fittings (e.g. walls, doors, joinery, secondary glazing);
- Provisions for the retention in situ of all surviving historic fabric (e.g. coving, skirting boards, timber floors, lath and plaster ceilings and walls), with any elements too damaged to be incorporated retained in situ unless otherwise agreed in writing.

The approved works shall be carried out prior to first occupation or in accordance with a phasing plan agreed in writing with the Local Planning Authority.

- *No details of new doors and joinery including skirting boards? These are required*
- *Comments as above in relation to proposal for drylining*

Re-consultation

Yes