ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 20/01588/VRCON

Name and address for correspondence:	Applicant name:
Mr. Tom Riggall HNA Architects Ltd Hollinwood Business Centre Albert Street Hollinwood Oldham OL8 3QL England	Hebden Properties Ltd.

Part I - Particulars of Application

Date of Application: 29 January 2021

Proposal:	**Variation of conditions 4 (Existing window repairs), 5 (new window & door details), 8 (brick & stone repairs), 9 (photographic study), 10 (bin storage) and 14 (residential travel plan) of planning permission 16/00196/FUL**
Location:	**Litho House, Barehill Street, Littleborough, OL15 9BL,**

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and submitted plans subject to the following condition(s):

Conditions and Reasons:

1 This permission relates to the following plans:-

01 - Location Plan
06 Rev B - Proposed Ground Floor Plan
07 Rev C - Proposed First Floor Plan
08 Rev B - Proposed Second Floor Plan
09 Rev A - Proposed Elevations
10 Rev B - Proposed Sections
Site Layout Plan - Drawing no. 1286/P-001
Proposed Timber Window Details - Drawing no. 11

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

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

2 The render used on the side/rear elevations of the building facing the courtyard shall be Silicone Scraped texture in colour Stone, as detailed under application 16/01191/DOC and retained as such thereafter.

Reason. To ensure there is no detriment to this heritage asset and to protect the character and appearance of the Littleborough Town Centre Conservation Area, in accordance with the policy P1 and P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3 The first floor windows to the front elevation of the building shall be first installed in accordance with the details shown on drawing "Proposed timber window details" and be retained as such thereafter.

Reason. In order to enhance the significance of this heritage asset and to protect the character and appearance of the Littleborough Town Centre Conservation Area, in accordance with the policy P1 and P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 The new windows and doors shall be first installed in accordance with the details shown on drawing "Proposed timber window details" and be retained as such thereafter.

Reason. In order to enhance the significance of this heritage asset and to protect the character and appearance of the Littleborough Town Centre Conservation Area, in accordance with the policy P1 and P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 The rooflights hereby approved shall be Velux Conservation Roof Windows, reference GGL SD5N2 with additional glazing bars and recessed flashings, reference EDN 2000 and as detailed under application 16/01191/DOC. The rooflights shall be retained thereafter.

Reason. To ensure there is no detriment to this heritage asset and to protect the character and appearance of the Littleborough Town Centre Conservation Area, in accordance with the policy P1 and P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 All repairs to and replacement brick and stonework including the type of joint, lime mortar specification and bond shall match existing in terms of type colour and scale. Details of any alternate external materials shall be submitted to and approved in writing prior to their use and be retained as such thereafter.

Reason. To ensure a satisfactory preservation of the building and to protect the character and appearance of the Littleborough Town Centre Conservation Area, in accordance with the policy P1 and P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7 Bin storage in accordance with the details shown on drawing no. 1286/P-001 shall be provided prior to first occupation of the apartments hereby approved and be retained as bin storage for residents thereafter.

Reason: To ensure there is no detriment to the heritage asset and protect the character and appearance of the building and the Littleborough Town Centre Conservation Area and to ensure the provision of satisfactory facilities for the storage of refuse in accordance with Policies P1, P2, T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8 No external lighting shall be installed on the building or within the development unless a scheme for such lighting has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of the locations and design of any lighting and LUX levels from the lights. The approved scheme shall be implemented in accordance with the approved details and retained as such thereafter.

Reason. To ensure there is no detriment to this heritage asset and to protect the character and appearance of the Littleborough Town Centre Conservation Area and to prevent nuisance arising in accordance with policies P1, P2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9 The development hereby approved shall be undertaken in full accordance with the measures set out in the Angela Graham Bat Consultancy Service Bat Method Statement, dated 06/09/16 and as detailed under application 16/01191/DOC.

Reason: To safeguard any bat roosts which may be present within the building in accordance with Policy G6 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

10 All roof repairs at the site shall be undertaken in accordance with the Roof Repair Specification prepared by SSHARC Architects and Designers and as detailed under application 16/01191/DOC and retained as such thereafter.

Reason. To ensure there is no detriment to this heritage asset and to protect the character and appearance of the Littleborough Town Centre Conservation Area in accordance with the policy P1 and P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11 The measures set out in the Residential Travel Plan Statement, prepared by Quantum Consult Ltd and dated August 202 (Rev 0) shall be fully implemented prior to first occupation of the development hereby approved and retained thereafter.

Reason. To encourage sustainable transport measures for visitors and occupiers in accordance with policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

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 Decision Issued 23 March 2021



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Signed on behalf of the Council

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.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:
The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority Property Search Service on 0845 762 6848 or at www.groundstability.com.

INFORMATIVE:
The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.