ROCHDALE BOROUGH COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 18/01292/LBC

Name and address for correspondence:	Applicant name:
Mr John Holt Number One Riverside Smith Street ROCHDALE OL16 1XU	Mr John Holt

Part I - Particulars of Application

Date of Application: 18 January 2019

Proposal:	**Alterations to a Grade II Listed Building to include the insertion of vent extract louvres within the roof to facilitate alterations to internal layout, including installation of new office/store rooms and provision of new catering kitchen.**
Location:	**St Marys C Of E Primary School, Oldham Road, Rochdale, OL11 2HB**

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) that consent has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

Conditions and Reasons:

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

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 This permission relates to the following plans and details:-

- Location Plan Drawing no. A1/2003647/004
- Existing Block Plan Drawing no. A1/2003647/005
- Existing Block Plan Drawing no. A1/2003647/006
- Roof Vent Locations Drawing no. A1/2003647/004
- Proposed layout of extract canopy and ductwork - Drawing No Q4190-100
- Proposed new kitchen Layout Drawing No. IDL1345 Rev 05
- Kitchen and staff roof existing plan Drawing no. A1/2003647/001
- Kitchen and staff roof proposed plan Drawing no. A1/2003647/002
- Kitchen, staff roof, store room, office and classroom proposed plan, Drawing no. A1/2003647/003
- Proposed layout of extract canopy and ductwork Q4190-10

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 Core Strategy, the Unitary Development Plan and the National Planning Policy Framework.

3 All works shall be undertaken in accordance with the details in the submitted 'St Marys Primary School, Refurbishment work - Schedule of Work' Document.

Reason: For the avoidance of doubt and to protect the significance of the host listed building in accordance with the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

4 Notwithstanding the details herby approved, no works to install the roof vents shall be undertaken until full details of all the final colour finish/treatments and a scheme to make good the roof area following installation has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full accordance with the duly approved details.

Reason: In the interests of preserving the character and appearance of the Listed Building and its setting in accordance with Policies P2 and P3 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and Section 66 of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Date Decision Issued 15 March 2019



.....
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.