

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 22/01573/LBC

Name and address for correspondence:	Applicant name:
Mr Ian Bright Ian Bright Architects Short House 1 - 5 Short Street MACCLESFIELD SK11 6JY United Kingdom	Mr and Miss John and Sarah Parker and Wood

Part I - Particulars of Application

Date of Application: 29 March 2023

Proposal:	Internal alterations comprising: insertion of a staircase into the basement; installation of new door in basement and new partition at ground floor, restoration of timber panelling in first floor bedroom, relocation of existing WC including services. Construction of new 1.8m high wall and gate
Location:	Alkrington Hall East , Hall Drive, Middleton, M24 1WD

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 consent relates to the following plans and documents
 - 2529-0/1/01/1 (Rev C) - Location Plan
 - 2529-1/1/21/1 - Basement Plan Existing
 - 2529-1/1/21/2 - Ground Floor Plan Existing
 - 2529-1/1/41/1 (Rev A) - Section BB Existing
 - 2529-1/2/21/1 - Basement Plan Proposed
 - 2529-1/2/21/2 - Ground Floor Plan Proposed
 - 2529-1/2/21/3 - Basement Proposed Works Location Plan
 - 2529-1/2/21/4 - Ground Floor Proposed Works Location Plan

- 2529-1/2/41/1 (Rev A) - Section BB Proposed
- 2529-2/1/31/1 - Connecting Door Existing
- 2529-2/2/31/1 - Connecting Door Proposed
- 2529-5/1/11/1 (Rev A) - Garden Plan Existing
- 2529-5/1/11/2 - Site and Roof Plan Existing
- 2529-5/21/11/2 - Site and Roof Plan Proposed
- 2529- 5/2/11/1 - Garden Plan Proposed
- 2529-5/2/51/2 - Gate / Wall Details Existing and Proposed

and the works shall be carried out in complete accordance with these plans and documents hereby approved.

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 and the National Planning Policy Framework.

- 3 With respect to the insertion of a fireproof partition within the ground floor doorway, detailed on plans "2529-1/2/21/2 - Ground Floor Plan Proposed" and "2529-2/2/31/1 - Connecting Door Proposed," a method statement outlining the installation of said partition should be submitted to the local planning authority (LPA) for approval prior to the commencement of these works. This method statement should ensure that any fireproof partition instated is indeed fully reversible and that its instatement will not incur any harm to historic fabric. Likewise, the product specifications of any materials to be used in the creation of this partition should be submitted to the LPA prior to the commencement of these works.

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.

- 4 With respect to restorative repairs to the timber panelling of the first-floor bedroom referenced in the "Heritage Assessment and Design and Access Statement," a method statement should be submitted to the LPA for approval by a suitably experienced heritage carpenter/joiner prior to the commencement of these works. This method statement should include species and procurement details of the replacement timber, specify any new materials to be instated to the panelling, and thoroughly detail the repair works.

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 With respect to the proposed creation of a partition(s) and doorway to the relocated WC referenced in "2529-1/2/21/2 - Ground Floor Plan Proposed," a method statement should be submitted to the LPA for approval prior to the commencement of these works. This method statement should detail that the partition and any works required to construct it will not incur harm to any historic fabric and can be reversible. This statement should also detail all materials to be instated as part of these works.

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.

- 6 With respect to the proposed garden wall and gate, as detailed on "2529-5/2/51/2 - Gate / Wall Details Existing and Proposed," all materials to be instated in the creation of the wall, piers and gate should be submitted to the LPA for approval prior to the commencement of these works. All bricks should be chosen to match those of the main, 18th century portion of the hall with respect to texture, colour, brick bond and joint width. Likewise, mortar recipe should be submitted to the LPA for approval prior to the commencement of these works; any mortar should be lime-based and match the colour of the mortar to the main hall. Additionally, a product specification and photographs of the "solid timber gate" referenced on the proposed drawing should be

submitted to the LPA for approval prior to instatement. To reflect the amended height of the walls and piers and the updated position of the piers, plans "2529- 5/2/11/1 - Garden Plan Proposed" and "2529/5/21/11/2 - Site and Roof Plan Proposed" should be edited and resubmitted to the LPA prior to the commencement of works.

Reason: For the avoidance of doubt and 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.

Date Decision Issued 30 July 2023

Daniela Ripa
Interim Head of Planning Services

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.