ROCHDALE BOROUGH COUNCIL

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 19/00391/LBC

Name and address for correspondence:	Applicant name:
Mr Richard Sedgley AXIS Architecture Talbot Chambers 2-6 North Church Street Sheffield S1 2DH	Mr Ben French

Part I - Particulars of Application

Date of Application: 9 April 2019

Proposal:	**External works - installation of access ladders and fall protection railings to roof including repair and refurbishment of roof covering and lantern roof light area and Internal works - repair and refurbishment of chimney, walls and ceiling - Resubmission of 18/01133/LBC**
Location:	**2 Yorkshire Street, Rochdale, OL16 1EE**

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 1:1250
- Existing ground Floor plans
- Proposed ground Floor plans
- Existing first floor plan
- Proposed first floor plan - Rev A
- Existing second floor plan
- Proposed second floor plan
- Photo sheet - roof
- Existing roof plan

- Proposed roof plan
- Existing elevations front
- Proposed elevations front
- Existing elevations rear
- Proposed elevations rear
- Existing elevations side
- Proposed elevations side
- Heritage Statement
- Design Statement

and the development shall be carried out in complete accordance with these drawings and details 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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3 Notwithstanding any description of materials in the application, no works shall take place until product specifications and a works methodology for the lime plaster to be used internally on the building 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.

Reason: In order to ensure a satisfactory appearance in the interests of preserving the historic significance of the building in accordance with Policy P2 of the adopted Core Strategy and the requirements of the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

4 Notwithstanding any description of materials in the application, no works shall take place until a schedule of works (including methodologies and specifications) for the external chimney repairs have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of preserving the historic significance of the building in accordance with Policy P2 of the adopted Core Strategy and the requirements of the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Date Decision Issued 4 June 2019

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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.