

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 22/01229/LBC

Name and address for correspondence:	Applicant name:
Bradley Clarke Clarkes Bespoke Design Ltd 83 Ducie Street Manchester M1 2JQ United Kingdom	Mr Tahir Nazir

Part I - Particulars of Application

Date of Application: 12 January 2023

Proposal:	Refurbishment of building with internal and external alterations. Internal works include installation of kitchens and bathroom, removal of lift, removal of stud walls and glazed partitions, insertion of new stud walls and removal of walls within the basement. External works include repairs to roof, replacement of all flashing, new hardstanding and railings installed on the top of the existing boundary wall
Location:	Partnership House , Sparrow Hill, Rochdale, OL16 1QT

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 documents:

Drawing No: PL-X-001 Rev P1 - Location Plan
Drawing No: PL-003 Rev P1 - As Proposed Plans
Drawing No: PL-005 Rev P1 - As Proposed Basement Plan
Drawing No: PL-006 Rev P1 - As Proposed Ground Floor Plan
Drawing No: PL-007 Rev P1 - As Proposed 1st Floor Plan
Drawing No: PL-008 Rev P1 - As Proposed 2nd Floor Plan

Received on 15th September 2022

Drawing No: PL-004 Rev P2 - As Proposed Elevations
Received on 2nd May 2023

Drawing No: PL-X-002 Rev P5 - Proposed Site Plan
Received on 18th September 2023

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

- 3 No closing up of doorways in the basement or on the ground, first and second floors shall be undertaken until a method statement has been submitted to, and approved in writing by, the local planning authority. The method statement shall describe all fixings chosen which shall match those that exist throughout the property in regards to material and appearance and detail how exactly the doors will be fixed, including the tools/equipment to be used and all measures to ensure that no undue damage is incurred to surrounding elements of joinery. The works shall then be carried out in full accordance with the approved method statement.

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 No development shall take place (including demolition/removal) until the following are submitted to, and approved in writing by, the local planning authority:
- a. Photographic details and geographical origin information of any replacement slates. Slates should be chosen to match those which are existing.
 - b. Full product specification/details of all new materials to be instated to the roof or internal roof spaces.
 - c. Full product specification of any paint to be instated to fascia's or other roofing timbers. Paint should be chosen to match the existing with respect to appearance and texture.
 - d. A method statement detailing brick cleaning method. This should include any equipment/products to be used.

The works shall then be carried out in accordance with the approved details/method statements.

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 No works to the boundary treatments shall commence (including any demolition/removal) until: a) details of the railings to the rear boundary wall have been submitted to, and approved in writing by, the local planning authority. The railings shall be of cast iron and of a style which closely matches other boundary treatments at the site. Details shall be submitted at a scale of no less than 1:20 and corresponding elevations are to be provided; and b) details of part demolition of the brick wall bordering the west elevation side yard are submitted to, and approved in writing by, the local planning authority. The works shall then be carried out in accordance with the approved details.

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 No development shall commence (including any demolition/removal) until a window survey is submitted to, and approved in writing by, the local planning authority. The survey shall include any repairs and/or replacements and which shall match the existing windows in respect of materials, appearance and depth of the window reveal. Product specifications, elevations and cross-section detailing should be submitted.

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.

- 7 No development shall commence (including any demolition/removal) until a method statement detailing the removal of the lift has been submitted to, and approved in writing by, the local planning authority. The method statement shall include, but not limited to, details of the infilling of the flooring and ceiling. The works shall then be carried out in accordance with the approved method statement.

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.

- 8 Notwithstanding the plans approved in Condition 2 above, prior to first occupation a scheme of hard and soft landscaping shall be submitted to, and approved in writing by, the Local Planning Authority. This scheme shall include a planting strip to the west elevation of the building and specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

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.

Date Decision Issued 10 November 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.