ROCHDALE BOROUGH COUNCIL

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 19/00073/LBC

Name and address for correspondence:	Applicant name:
Mr Colin Tunnicliffe Alkrington and Providence United Reformed Church 37 Roundthorn Road Middleton M24 1FT	Mr Colin Tunnicliffe

Part I - Particulars of Application

Date of Application: 22 January 2019

Proposal:	**Repair works to war memorial including dismantling, re-bedding, rebuilding, repointing and cleaning**
Location:	**Alkrington And Providence URC War Memorial, Manchester New Road, Middleton, M24 1LB**

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:

- Location Plan ref. p4buk/306378/416604
- GA of War Memorial ref. 7766-100-001 rev. P2
- Alkrington & Providence URC War Memorial Works Schedule
- Method Statement - Repair to the monument plinth stone and repointed dated 28.02.2019
- Method Statement - Raking and pointing dated 28.02.2019
- Safety Information - Natural Hydraulic Lime version 1.0 dated 14.12.2015
- COSHH Assessment dated 28.02.2019

and the works 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 works in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

3 No works shall take place until such time as a detailed survey record of the memorial, including a condition survey of the memorial identifying specific areas of defect, and a labelled schedule of component parts has been submitted to and approved in writing by the Local Planning Authority. In dismantling the memorial, each component part shall be appropriately temporarily labelled in accordance with the duly approved parts schedule and retained as such for the duration of the works.

Reason: In order to ensure that an accurate record is provided of the existing condition and make-up of the memorial and to protect the special architectural and historic interest of the listed building in accordance with The Planning (Listed Building and Conservation Areas) Act 1990, Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 The works shall be undertaken in accordance with the approved method statements 'Method Statement - Repair to the monument plinth stone and repointed' (dated 28.02.2019) and 'Method Statement - Raking and pointing' (dated 28.02.2019).

Reason: In order to ensure that the memorial is appropriately restored and to protect the special architectural and historic interest of the listed building in accordance with The Planning (Listed Building and Conservation Areas) Act 1990, Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5 No works for the rebuilding of the memorial shall take place until such time as a sample panel of the lime mortar has been made available on site for inspection and has been approved for use in writing by the Local Planning Authority. Works of repointing shall thereafter be undertaken using only the duly approved lime mortar specification.

Reason: In order to ensure that the memorial is appropriately restored and to protect the special architectural and historic interest of the listed building in accordance with The Planning (Listed Building and Conservation Areas) Act 1990, Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6 The rebuilding of the memorial shall be undertaken so as to reinstate the form and arrangement of the structure as detailed in the survey record and schedule of component parts as approved pursuant to the provisions of condition 3 of this consent. Rebuilding of the memorial shall be completed not later than the expiration of six months beginning with the date on which works for dismantling of the memorial commenced.

Reason: In order to ensure that the memorial is appropriately reinstated and to protect the special architectural and historic interest of the listed building in accordance with The Planning (Listed Building and Conservation Areas) Act 1990, Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7 No works for the re-bedding and rebuilding of the memorial shall take place until such time as a detailed scheme of works and specification of all additional structural interventions required to ensure the future stability of the memorial has been submitted to and approved in writing by the Local Planning Authority. The rebuilding of the memorial shall be undertaken in accordance with the duly approved scheme.

Reason: In order to ensure that the memorial is appropriately reinstated and to protect the special architectural and historic interest of the listed building in accordance with The Planning (Listed Building and Conservation Areas) Act 1990, Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8 Cleaning of the memorial masonry shall be undertaken using only the proprietary DOFF system and shall not be carried out other than by suitably trained and accredited persons.

Reason: In order to ensure that the memorial is appropriately cleaned and to protect the special architectural and historic interest of the listed building in accordance with The Planning (Listed Building and Conservation Areas) Act 1990, Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 15 March 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.