

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/00268/LBC

Name and address for correspondence:	Applicant name:
Mr Patrick Chiu ISG Ltd 7th Floor, Aldgate House 33 Aldgate High Street London EC3N 1AG	Barclays Bank plc

Part I - Particulars of Application

Date of Application: 11 April 2023

Proposal:	Works to decommission bank. External works to remove signage, transaction points and security cameras; corresponding repairs to stone fabric. Internal works to remove bank counters and partition walls at ground floor
Location:	2 L/CPL Stephen Shaw M.C. Way, Heywood OL10 LN

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 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:-

Location Plan
Basement Layout As Existing Closure 2023 BY108536_301 RevA
First Floor Layout As Existing Closure 2023 BY108536_303 RevA
Front Elevation As Existing Closure 2023 BY108536_321 Rev A
Ground Floor Layout As Existing Closure 2023 BY108536_302 Rev A
South East Side Elevation As Existing Closure 2023 BY108536_302 Rev A
West Side Elevation As Existing Closure 2023 BY108536_322
Basement Layout As Proposed Closure 2023 BY108536_311
First Floor Layout As Proposed Closure 2023 BY108536_313

Front Elevation As Proposed Closure 2023 BY108536_331
Ground Floor Layout As Proposed Closure 2023 BY108536_312
South East Side Elevation As Proposed Closure 2023 BY108536_033
West Side Elevation As Proposed Closure 2023 BY108536_332

and the works shall be carried out in accordance with these drawings and documents hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works in accordance with the policies contained within the Core Strategy, the Unitary Development Plan and the National Planning Policy Framework.

- 3 No development shall commence until a photographic and descriptive survey is submitted to and approved by the LPA. This survey should compile an accurate record of the state of the building at present - noting any and all historical fabric. Areas where works are proposed should be identified and the materials affected should be described for their type and age, relative to the construction of the building.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

Reason for pre-commencement condition: The proposal affect the listed building and more information is needed detailing how the building shall be restored. To accord with Policies DM1 and the NPPF.

- 4 No development shall commence until a detailed schedule of works is submitted to and approved by the LPA. This schedule should include:
- a. Methods and equipment used for the removal of exterior signage, transaction points, security infrastructure and corresponding repairs to stonework (any materials to be instated as part of these works must be specified as set out in condition 3)
 - b. Methods and equipment used in the removal of internal office furniture, doors, and partition walls

All method statements should include provisions to ensure no undue damage is incurred on historical building fabric. The works shall be undertaken in accordance with the approved details.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

Reason for pre-commencement condition: The proposal affect the listed building and more information is needed detailing how the building shall be restored. To accord with Policies DM1 and the NPPF.

- 5 No development shall commence until the following details relating to the repair/replacement of any exterior stone are submitted to and approved in writing by the LPA:
- a. Photographs of all replacement stone; stone should be chosen to match the existing sandstone in type, appearance, texture and density.
 - b. The geographical location of the quarry of any new stone; all stone should be locally sourced.
 - c. The recipe and a photographic sample of any repair mortar; all mortar should be lime-based.

he development shall be carried out in accordance with the approved details.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

Reason for pre-commencement condition: The proposal affect the listed building and more information is needed detailing how the building shall be restored. To accord with Policies DM1 and the NPPF.

- 6 No works to the sealing of the night safe shall commence until a method statement is submitted to and approved in writing by the LPA (for the avoidance of doubt the night safe plate shall not be removed). All works should ensure that the night safe plate and it surroundings will not be visibly altered upon the completion of works. This statement should provide measures ensuring the careful removal and replacement of the plate throughout the course of sealing the aperture. Any materials to be instated as part of this process should be explicitly specified within this statement; all materials should be chosen to match those existing with respect to appearance and type. The development shall be carried out in accordance with the approved method statement.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

Reason for pre-commencement condition: The proposal affect the listed building and more information is needed detailing how the building shall be restored. To accord with Policies DM1 and the NPPF.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date Decision Issued 15 August 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.