

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00183/LBC

CASE OFFICER

Anna Hayes

DETERMINATION DATE 07.08.2025 **EXT OF TIME**

Address: 2 Yorkshire Street Rochdale OL16 1EE

Proposal: Listed building consent for replacement of high level roof covering

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/ A
-----	--	---------

CONDITIONS	Pre-commencement conditions proposed?	n/a
	Pre-commencement conditions agreed (or notification period expired)?	n/a

RECOMMENDATION

Grant Listed Building Consent

CHECKED AND SIGNED OFF BY: TH **DATE:** 07.08.2025

SITE

The application site is the former Oldham Joint Stock Bank, which is now HSBC. Constructed in 1895, it was listed at grade II in 2015.

This neo-classical style bank is constructed of high-quality ashlar and granite to the covered principal elevation and occupies a prominent location on the corner of Yorkshire Street and the Esplanade. It is representative of bank architecture of the period. In addition to being outwardly impressive it conveys a sense of reliability, confidence and security. Internally, the banking hall retains its high quality, decorative Art Nouveau rooflight. The Bank is listed for its architectural interest, materials, setting and group value with other adjacent locally listed banks.

The site lies within the Rochdale Town Centre Conservation Area and is close to a number of other listed buildings and non-designated heritage assets, including 3 to 5 Yorkshire Street (grade II) and the non-designated Barclays Bank, which occupies the opposite corner on Yorkshire Street.

PROPOSAL

The proposal relates to the repair and part replacement of the high-level roof covering at 2 Yorkshire Street. The works are limited to the flat roof above the second floor and are required to prevent water ingress and additional water damage.

The scope of roof repair works is as detailed on drawing 26700-7151-RF-PR rev B:

- ② To facilitate works at this level, a ladder is to be supplied together with a section of free-standing edge protection.
- ② 83 m2 Hack up first overlay consisting of plywood, liquid membrane, that's failing due to the plywood being saturated.
- ② 83 m2 Hack up second overlay of liquid waterproofing 90mm PIR insulation and vapour barrier.
- ② 83 m2 Hack up two layers of high performance felt from asphalt covering.
- ② Rubbish to be cleared with load and waits at weekends due to the traffic restrictions outside the branch.
- ② 38 lm Hack down timber upstands.
- ② 83 m2 Clean and prepare the existing asphalt.
- ② 83 m2 Supply and apply IKO black bitumen primer.
- ② 83 m2 Supply and apply vapour control layer fully bonded to the asphalt.
- ② 83 m2 Supply and lay IKO cut to falls schemes to allow water to fall into the one single parapet outlet on the right-hand side, fully bonded in PU adhesive.
- ② 1 no Supply and apply IKO parapet refurbishment stainless steel spigot.
- ② 83 m2 Supply and apply one layer of IKO prevent HA underlay fully bonded to cut to falls scheme.
- ② 83 m2 Supply and apply IKO ultra gold 25 mineralised capsheet fully bonded to underlay.
- ② 38 lm Supply and apply IKO fillets to all details.
- ② 38 lm Supply and apply 2 layers of IKO high-performance HA detailing underlay fully bonded to underlay and onto brickwork, not exceeding 300mm girth.
- ② 38 lm Supply and apply IKO mineral ultra gold 25 mineralised capsheet fully bonded to underlay, not exceeding 300mm.
- ② 38 lm Cut new chase in brickwork to all upstands.
- ② 38 lm Supply and apply IKO flash flashings fixed using hall clips and fixed into brickwork chase.
- ② 38 lm Supply and apply IKO flash mastic seal to chase.

20 year materials and workmanship warranty provided by IKO.

Various areas of failed pointing are also to be reinstated as shown with picture annotations on drawing 26700-7151-RF-PR rev B.

RELEVANT PLANNING POLICY

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

Section 72 of the above Act states that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Guidance

National Planning Policy Framework (NPPF)

Chapter 2 Achieving sustainable development

Chapter 12 Achieving well-designed places

Chapter 16 Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

Development Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The development plan for the proposal consists of the Places for Everyone (PfE) Joint Development Plan, Rochdale Core Strategy (CS), adopted 2016, and saved Unitary Development Plan (UDP) policies. The Council also has an adopted series of Supplementary Planning Documents and Supplementary Guidance Notes, which are other material considerations.

Places for Everyone Joint Development Plan (PfE) (2024)

Places for People

JP-P1 Sustainable Places

JP-P2 Heritage

Rochdale Core Strategy (CS)

SO3 Improving design, image and quality of place

P1 Improving image

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

Rochdale Unitary Development Plan (UDP):

BE/17 New Development Affecting Conservation Areas

Other

National Design Guide (2019) (Ministry of Housing, Communities and Local Government)

RELEVANT SITE HISTORY

The site has extensive planning history, none of which is relevant to the current proposal.

CONSULTATION RESPONSES

Conservation And Design

No objection to the proposal. The roof already has a modern covering, which has failed. Given this, the proposed works would have a neutral impact on significance.

Joint Committee of National Amenity Societies

No comments received to date

REPRESENTATIONS

None received.

ANALYSIS

The application building is a grade II listed building within the Rochdale Town Centre Conservation Area. An important aspect of the building's significance comes from its high quality, ornate, neoclassical frontage, as well as its internal decorative scheme, including its Art Nouveau rooflight. It is also a prominent and important feature within this part of the Conservation Area, providing an attractive frontage onto both Yorkshire Street and The Esplanade.

In accordance with sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, when making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The Act also states that when considering any planning application that affects a conservation area a local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

NPPF paragraph 200 states that any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 202 states that *'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'*.

The proposal is assessed as per the below:

Replacement of high-level roof covering

The roof to the building has failed due to the plywood lining being saturated. Replacement works are required to prevent any further deterioration of the existing fabric of the building. Internally, no original features will be altered as a result of the proposal. The proposed works as described on drawing 26700-7151-RF-PR revision B are acceptable. Sited on a flat area of the roof, which is screened by existing stone coping, it is considered that the proposed works would have a neutral impact on the significance of the listed building.

Pointing to be reinstated

Various areas of failed pointing are to be reinstated as shown with picture annotations on drawing 26700-7151-RF-PR rev B. However, the type of mortar to be used has not been submitted for consideration, therefore these details are recommended to be secured by condition prior to the commencement of any relevant repointing works. To note, the proposed pointing works should be done in lime and this is referenced in the recommended condition.

Conclusions

Subject to a condition controlling the works to be in strict compliance with the 'Scope of Roof Repair Works' as detailed on drawing 26700-7151-RF-PR revision B and details of the proposed mortar mix, the proposal would have a neutral impact on the significance of the designated heritage asset. The works would preserve the special interest of the listed building. It would comply with the NPPF Chapter 16, Rochdale CS Policy and Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990.

RECOMMENDATION

Grant subject to the following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed under section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the following approved plans and documents unless otherwise required by the conditions below:

Location Plan dated 24 February 2025
Drawing 26700-7151-RF-PR revision B (Proposed Plans Roof)

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. Prior to the relevant repointing works being carried out on the areas identified on drawing 26700-7151-RF-PR revision B, full details of the mortar mix to be used shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the mortar shall be lime based. The submitted details shall include the ratio of the materials to be used in the mortar, its colour, and the proposed finished profile of the pointing. The works shall be carried out in accordance with the approved details.

Reason: In the interests of the character and appearance of the Listed Building.

Procedure Statement

N/A

Notes for Applicant:

None.

Report Author Anna Hayes