

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/00710/LBC

Name and address for correspondence:	Applicant name:
Mr David Farrington R. A. Fisk & Associates 20 Chorley Road Swinton Salford M27 5AJ United Kingdom	Mr David Farrington

Part I - Particulars of Application

Date of Application: 28 July 2023

Proposal:	Various works to a listed building including the Installation of a maintenance access hatch to roof void, underpinning works to internal vestibule wall, lime plastering works to internal walls, installation of kitchenette - subsequent removal of radiator, timber beading, and relocation of a stone plaque.
Location:	23 Wilson Street, Rochdale, OL12 0PW,

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 consent relates to the following plans and documents
 - 3525/01 (Rev B) - Proposed FF Loft Hatch Location
 - 3525/02 (Rev A) - Ex. Ground Floor Entrance Lobby
 - 3525/03 (Rev A) - Proposed GF Kitchen Layout
 - 3525/04 - Remediation Work and Specification
 - 3525/05 - Site and Location Plans
 - 11477-01 (Rev P1) - Existing Plan and Sections
 - 11477-02 (Rev P1) - Existing and Proposed Plan and Sections
 - 11477-03 (Rev P1) - Proposed Plan and Sections

- 11477-04 (Rev P1) - Proposed Plan and Sections
- 11477-05 (Rev P1) - Proposed Plan and Sections

and the works shall be carried out in complete accordance with these plans and documents hereby approved.

Reason: For the avoidance of doubt and 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.

- 3 Full details of proposed storage location and method for floorboards and pews to be lifted during the underpinning works are to be agreed in writing with the local planning authority prior to the commencement of all works. All timber elements should be stored in a cool, dry place.

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 The location of all areas to be lime plastered, as well as the recipe for all lime plastering must be agreed in writing with the local planning authority prior to the commencement of any plastering works. All locations of proposed lime plastering should be annotated on a set of elevation and floor plans.

Reason: For the avoidance of doubt and 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 A method statement for the removal and relocation of the stone plaque must be agreed upon in writing with the local planning authority prior to the commencement of these works. Any method statement should be composed by a suitably qualified heritage stonemason/conservator and should detail all tools to be used, as well as include measures to ensure no undue harm is incurred to the plaque throughout the relocation works.

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 13 October 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.