

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/01027/LBC

Name and address for correspondence:	Applicant name:
Mr Steven Haslehurst Crisp Architecture 67 The Fairways Royton Oldham OL2 6GD	Mrs Heather Wilbig

Part I - Particulars of Application

Date of Application: 16 October 2023

Proposal:	Alterations to a partially converted basement to provide additional living accommodation to include the removal of all previous timber studwork, raising of the floor level, installation of a cavity drainage channel and a cavity drain lining installed on all external walls, installation of a timber stud wall, insulation and insulated plasterboard and existing openings to be made wider
Location:	102 Syke Road, Rochdale, OL12 9TE,

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: 72_01 Rev A - Site Location Plan
Received on 29th November 2023

Heritage Statement by CRISP Architecture Revision A, Date: 4th January 2024
Drawing No: DW-522-1-(C) - Delta System 500 with Delta Drainage Channel and Insulation
Delta Membrane Systems Ltd - Ancillary Products Brochure

Received on 4th January 2024

Drawing No: 72_03 Rev A - Proposed Basement Floor Plan
Received on 19th January 2024

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 Prior to the instatement of any repairs/replacements, a method statement for the repair of any lintels should be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of these works. This method statement should include: specifications of all materials to be instated, tools and equipment to be used (including any propping or stabilising measures) and measures to ensure that no undue harm will be incurred on historical fabric throughout the course of these 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.

- 4 Should there be a deviation from the approved plans with respect to lintel repair throughout the course of works, a set of superseded plans and a method statement for any lintel's replacement should be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of replacement works. The plans should indicate the lintel to be replaced and make specific mention of the material of the replacement lintel; any replacement lintel should be locally sourced sandstone and the mortar used to bed it should be lime-based. The method statement should include: details and tools/equipment to be used for propping/stabilising, the geographical origin of any replacement, the recipe/specification of mortar used to bed it, any tools to be used, and measures to ensure that no undue harm will be incurred on historical fabric throughout the course of 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.

- 5 If Beams B are to be replaced: Prior to the commencement of works to the ground floor structure, a method statement detailing propping measures should be submitted to, and approved in writing by, the Local Planning Authority. This statement should include measures to ensure that no undue harm will be incurred on any historical fabric throughout the course of these 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 6 February 2024

Melanie Hale
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.

The applicant is advised of their obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall as the basement of 102 Syke Road under-sails 101 Syke Road.

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on 01706 924327 or email building.control@rochdale.gov.uk