

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/01071/LBC

Name and address for correspondence:	Applicant name:
Mrs Katie Harries Donald Insall Associates Ltd Bridgegate House 5 Bridge Place Chester CH1 1SA United Kingdom	Caroline Storr

Part I - Particulars of Application

Date of Application: 29 September 2023

Proposal:	Interior design scheme to aid the creation of a café within the West Wing at the Ground floor
Location:	Rochdale Town Hall , The Esplanade, Rochdale, OL16 1AZ

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:-

- Location Plan Ref. RTH-DIA-D5-XX-DR-A-4070 Rev. P01
- Location of Works Ref. RTH-DIA-XX-10-DR-A-0100 Rev. P01
- Rochdale Town Hall -Ground Floor proposals Ref. ROC 0G 01 Rev. A
- Proposed ceiling layout Ref. ROC 0G 01 Rev. A
- Rafters, Lighting & Window Elevation Ref. ROC 0G EL1 Rev. A
- General Arrangement 2 Ref. ROC 0G 01 Rev. A
- Served Elevation Ref. ROC 0G EL1 Rev. A
- Served Details Ref. ROC 0G S1 Rev. A
- Wall finishes layout Ref. ROC 0G W1 Rev. A
- Wall finishes layout 2 Ref. ROC 0G W1 Rev. A

- Rochdale Town Hall Concept Design - Dragonfly
- Heritage, Design and access Statement - Restaurant fit-out, September 2023 - Donald Insall Associates

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

- 3 No works to instate timber panelling shall commence until cross-sectional / elevation details, as well as timber specifications are submitted in writing to and agreed with the Local Planning Authority. Any cross-sectional details should indicate the overall depth of timber panelling and the means of securing to the wall; any elevations should indicate the design and scale of the panelling in relation to extant fabric. Timber specification must indicate species as well as origin. Timber panelling structures should be designed to be reversible, minimising any interaction with historic fabric.

Reason: In order to ensure appropriate detailing and the use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

- 4 No works to instate new openings to accommodate lighting fixtures shall commence until a method statement for their creation is submitted in writing to and agreed with the Local Planning Authority. Any method statement must indicate the tools to be used in creating the holes, the method of installation for any new conduits, fixtures and/or associated equipment. This statement must include measures to ensure that no undue damage is incurred to historic fabric throughout the course of works.

Reason: In order to ensure appropriate detailing and the use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

- 5 Prior to their instatement, full product specifications of lighting fixtures and associated elements to be instated must be submitted in writing to and agreed with the Local Planning Authority.

Reason: In order to ensure the use of appropriate materials which are sympathetic to the character of the building and the surrounding to area in the interests of visual amenity and heritage and in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

- 6 No works to instate servery equipment or stationary restaurant furniture shall commence until full product specifications of all materials to comprise any semi-permanent elements, as well as a method statement for means of fixing are submitted in writing to and agreed with the Local Planning Authority. Any method statement must specify special measures to ensure that no undue harm is incurred to historical fabric throughout the course of these works.

Reason: In order to ensure appropriate detailing and the use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage and in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

- 7 No painting works shall commence until a finalised design, elevation details, and full product specifications of materials for feature wall art are submitted in writing to and agreed upon with the Local Planning Authority. Any elevation details should indicate the scale of the proposed design.

Reason: In order to ensure appropriate detailing and the use of appropriate materials which are sympathetic to the character of the building and the surrounding to area in

the interests of visual amenity and heritage and in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

- 8 No painting works shall commence until full product specifications of the finishes to be applied to doors and windows is submitted to and approved by the Local Planning Authority.

Reason: In order to ensure the use of appropriate materials which are sympathetic to the character of the building and the surrounding to area in the interests of visual amenity and heritage and in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

- 9 Prior to their instatement, full product specifications and photographic samples of all soft furnishings (drapes, upholstery, hanging plants etc.), as well specification of fixing materials/strategies must be submitted in writing to and agreed with the Local Planning Authority. Product specifications should include any relevant fixing materials, and a method statement should include measures which ensure that no undue harm is incurred to historical fabric throughout the course of these works.

Reason: In order to ensure the use of appropriate materials which are sympathetic to the character of the building and the surrounding to area in the interests of visual amenity and heritage and in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Date Decision Issued 1 December 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.