

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/01259/LBC

Name and address for correspondence:	Applicant name:
Jessica Hughes Triangle Architects Raven House 113 Fairfield Street Manchester M12 6EL	Mr Stuart Morris

Part I - Particulars of Application

Date of Application: 20 December 2023

Proposal:	Refurbishment of building to provide new office accommodation for Rochdale Housing Solutions. The internal works include removal of existing walls, fixtures and finishes, alterations to the position of existing doors, making good of surfaces and tanking to walls. Externally the works include the repair and cleaning of masonry and the installation of new signage.
Location:	2 And 2B Smith Street, Rochdale, OL16 1TU

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: 5000 - Rev P01 - Site Location Plan
Drawing No: 5110 Rev C02 - Demolition & Alterations Floor Plan
Drawing No: 5100 Rev C05 - Proposed Floor Plan
Drawing No: 5200 Rev C04 - Existing & Proposed Elevations [2B Smith Street]
Received on 20th November 2023

Drawing No: 5611 Rev C03 - Basedrain Boxing-in Detail

Received on 11th March 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 Within 2 months of the date of the decision notice, the existing holes in the stonework above 2 Smith Street shall be repaired with lime mortar pigmented to match the existing stone. Confirmation that these works have been undertaken shall be submitted to the Local Planning Authority for their records.

Reason: To ensure the proposal conserves and enhances the heritage significance of the listed building and the conservation area as a whole in accordance with Policy P2 of the Core Strategy and under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Date Decision Issued 27 March 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.