

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/00591/LBC

Name and address for correspondence:	Applicant name:
Mrs Andrew Flanagan Donald Insall Associates Ltd Bridgegate House 5 Bridge Place Chester CH1 1SA United Kingdom	Mrs Emma Birkett

Part I - Particulars of Application

Date of Application: 22 June 2023

Proposal:	Phase III restoration and refurbishment works to Rochdale Town Hall, continuation of Phase II works (approved 20/00615/FUL & 20/00616/LBC); to include roof repairs and improvements, modification of below ground drainage, installation of an air source heat pump at the rear carpark, internal alterations, replacement of MEP services throughout the building, accessibility improvements throughout the building, addition of a lift to all floors, and conservation works to heritage rooms
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 The works hereby approved shall be carried out in accordance with the plans and documents listed in the document "23/00591/LBC - Schedule of Approved Plans" dated 27th September 2023.

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

- 3 Prior to any new landscaping works, including any associated preparatory works, the following shall be submitted to and approved in writing by the Local Planning Authority:

- a. Photographic/physical samples of any new hard landscaping to be instated to the grounds outside Rochdale Town Hall
- b. Product specification and physical samples of the finish to be applied to the enclosure surrounding the air source heat pump.
- c. Product specification/photographic samples of any new protective fencing and planting containers to be instated
- d. Full architectural details, product specification/photographic samples and of any external lighting (signage, lighting columns, lit bollards, etc.) features to be instated to the

The above shall be implemented in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure 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 Prior to their instatement, the following proposed elements to the building's exterior fabric shall be submitted to and approved in writing by the Local Planning Authority:

- a. Photographic/physical samples of any new slates to be instated to the Fire Station roof.
- b. Full details/strategy of the man-safe system to be instated to the Fire Station roof.
- c. Photographic/physical samples (product specification where available) of all components of the glazed railings and aluminium decking to be instated to the balcony of the Porte Cochere. Method statement for the maintenance of the glazed railings and roof coverings below the proposed aluminium decking.
- d. Photographic/physical samples (product specification where available) of any new glazing, including any manifestations, frames, kick plates, handles, stainless steel barriers, etc. to be instated to the external entrances.
- e. Photographic/physical samples of all new fixings to antique doors to be retained at external entrances.

The above shall be implemented in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure 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. Also to ensure that the appearance and longevity of the Porte Cochere and Fire Station roof are maintained, in line with the building's conservation. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

- 5 Prior to their instatement, the following proposed elements to the building's interior fabric shall be submitted to and approved in writing by the Local Planning Authority:

- a. Full product specification and architectural details of the proposed secondary glazing to the council chamber windows, including a cross-sectional drawing to detail the depth of the window reveal with the secondary glazing in situ.
- b. Full product specification/photographic samples of new furniture to be instated to the Council Chamber and Gallery. Additionally, full details of the storing location and method, and any plans for re-use elsewhere in the building, of all furniture to be removed from the Council Chamber and Gallery.
- c. Full product specification and/or photographic details of frameless glass balustrades and guardings to be instated to the Council Chamber Gallery, including all fixings, components and glazing.
- d. Full product specification (including required finish) and locations of any new escape lighting or signage.

The above shall be implemented in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

Date Decision Issued 29 September 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.

Best practice guidance indicates that the results of bat surveys are only valid for a limited period (1 - 2 years) as the suitability of structures for bats can alter over time. In this case if works have not commenced under licence during the lifespan of any permission if granted, then an updated bat survey should be required including 2 activity surveys during the maternity season. The update survey should include the details of any additional mitigation over and above what has already been provided.