

APPLICATION NUMBER: 23/01259/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01259/LBC	Claire Ringwood	22 nd March 2024

Address: 2 And 2B Smith Street, Rochdale, OL16 1TU

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.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	N/A	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N/A	Contrary to national policy?	N/A
	Applicant a Council Member or officer?	N/A	Contrary to previous decision?	N/A
	Major with 10 or more objections and recommending approval?	N/A	Called in or Planning Panel objection?	N/A

COMMENTS	Planning Panel comments received?	N/A
	Neighbour comments received?	N/A

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	Grant Subject to Conditions
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CHECKED AND SIGNED OFF BY:

LA

DATE: 27.03.24

SITE

The application relates to 2 and 2B Smith Street which is a three storey building and forms part of a Grade II Listed Building located at the junction of Drake Street and Smith Street.

The building was constructed in 1810 and it was known as the 'Wellington Hotel'. As a leading coach house in the town it would have been busy with travellers, locals and merchants debating and exchanging ideas. The immediate area outside the Wellington Hotel was known as speakers' corner and hustings were last held opposite the Wellington Hotel on November 16th 1868, when 10,000 people were estimated to be present. In 1930 the hotel was extended along Smith Street.

The building is constructed using brick with stone dressing and natural grey slates cover the roof. It lies in a prominent location at the junction of Drake Street and Smith Street, within the Town Centre Conservation Area. The adjoining buildings are occupied by offices and lying adjacent to the site, located along Smith Street, are the new transport bus interchange and the Town Centre Metrolink Stop.

The building was first listed on 12th February 1985. The detail of the listing reads as follows:

SD 8913 SE ROCHDALE DRAKE STREET (north-east side) 11/47 Dukes Restaurant and Nightclub

G.V. II

Hotel (Wellington), now restaurant and nightclub. 1810. Brick, appearing to be of various dates, the front appearing to have been re-faced, stone dressings and slate roof. 5 bays, double-pile with 3-storeys and an additional wider bay to the right with a former bar entrance. Stone plinth, continuous ground and first floor cornices and a modillion eaves cornice; steeply pitched roof. Pedimented Ionic doorcase as well as the entrance in bay 6 which has 4 Ionic pilasters and entablature. Window openings with moulded architraves, the ground floor having pulvinated friezes the first and second having sill blocks. Ground and first floors have Victorian sashes otherwise glazing is C20. The original glazing pattern and some original brickwork is seen in the gable. Between 1825 and 1839 the Commissioners of Police held their meeting at the Hotel.

The site falls within a Flood Zone 2, a Flood Risk (River and Sea) area, a key route network TfGM 500m consultation buffer, a Metrolink TfGM 200m consultation buffer and is within an SSSI Impact Risk Zone as defined in Rochdale Borough Council's Unitary Development Plan (UDP) Proposals Map.

PROPOSAL

The proposal relates to the refurbishment of 2 and 2B Smith Street (former retail units) to provide new office accommodation for Rochdale Housing Solutions. The works relate to the ground floor of the building only. Repairs works are part retrospective and include the removal of the previous signage and making good the sandstone façade with pigmented lime mortar repairs and careful steam cleaning to the sandstone plinth and band course.

The submitted Demolition & Alterations Floor Plan shows the following work schedule:

- A. Existing stairs to be relocated;
- B. Remove internal doors, frames and ironmongery including architraves;
- C. Demolish block walls completely down to floor slab and make good at junctions to existing walls;
- D. Form opening in existing wall for new doors;
- E. Remove all remaining units and make good;
- F. Disconnect services and waste pipework from all appliances and make good;
- G. Remove all existing skirting;
- H. Remove all existing vinyl floor coverings;
- I. Remove existing entrance mat;
- J. Remove existing suspended ceiling tiles and grid system and retain the suspension system without disturbing existing soffit and make good all existing works;
- K. Remove existing M+E equipment where required and make good any existing walls;
- L. Existing door to be retained and made good to match new doors; and
- M. Tanking to existing wall by specialist.

PLANS AND DOCUMENTS SUBMITTED

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]

Drawing No: 5901 Rev P01 – Existing Site Photos

Entrance Manifestations

Design and Access Statement

Received on 20th November 2023

Drawing No: 5001 Rev P01 – Site Location Plan - Signage

Heritage Statement

Received on 20th December 2023

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

Received on 11th March 2024

RELEVANT PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF)

Chapter 16 – Conserving and Enhancing the Historic Environment

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P2: Heritage

Adopted Rochdale Core Strategy (CS):

P2 – Protecting and enhancing character, landscape and heritage

RELEVANT SITE HISTORY

There is a lot of historic planning history with the most recent being:

2 Smith Street

14/01180/FUL - Installation of condenser and air conditioning units to rear of building and two louvered vents in side elevation. Approved 01/12/2014.

14/01382/ADV - One internally illuminated fascia sign, one externally illuminated projecting sign, internally illuminated ATM surround and various non-illuminated window vinyl's. Approved 12/03/2015.

14/01236/LBC - Installation of condenser and air conditioning units to rear of building and two louvered vents in side elevation. Approved 01/12/2014.

14/01383/LBC - One internally illuminated fascia sign, one externally illuminated projecting sign, internally illuminated ATM surround and various non-illuminated window vinyls. Approved 09/03/2015.

14/01496/DOC - Submission of details to comply with condition 3 of planning permission 14/01180/FUL. Request completed 23/12/2014.

14/01509/DOC - Submission of details to comply with condition 3 of planning permission 14/01236/LBC. Request completed 23/12/2014.

16/00168/LBC - Listed Building Consent for the installation of a fascia sign. Approved 05/05/2016.

16/00169/ADV - Application for 1 non-illuminated fascia sign. Approved 05/05/2016.

2 and 2B Smith Street

23/01313/ADV – No. 2: Externally illuminated fascia sign and logo, welcome sign and window vinyls. No. 2B: Non-illuminated building lettering, window vinyls and non-illuminated room sign. Pending consideration.

CONSULTATION RESPONSES

Historic England

No advice was offered.

Conservation Officer

The internal scheme was not consulted on at the pre-application stage, and thus has not been looked at in any detail. Although the alterations to the interior mainly entail a fit out, including the relocation of an existing modern stair, adjustments and alterations to existing modern door openings.

This is agreeable in principle, as is the proposed insulation to the walls. This is referred to as tanking, although this is not a very accurate description, as what is proposed at external walls is a dry-lining detail.

The heritage statement does not adequately assess elements of the proposed on the significance of the listed building, stating that all the proposed details will not have an effect on heritage assets. Although, after visiting site, it can be determined that the present internal arrangement is not of significant age or any apparent historical merit, therefore the proposed alterations will not degrade the significance of the heritage assets.

The only detail that should be required by condition is the dry-lining. This should ensure that no undue damage is incurred on the historic brick fabric of the external walls. This detail should ensure that the dry-lining structure should have minimal or ideally no contact points with external walls. Should this structure be constructed in timber, all timber work in contact with the masonry should ensure that a damp proof membrane separates timber from direct contact, to prevent the risk of decay to studwork.

REPRESENTATIONS

The application has been publicised with a press notice, a site notice and neighbour notification letters. No letters of representation have been received.

ANALYSIS

As the application site is the Grade II Listed 1 Drake Street and is within Rochdale Town Centre Conservation Area, provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 apply. This requires a local planning authority to have special regard to the desirability of preserving the listed building or any features of special architectural or historic interest which it possesses. It likewise requires that the local authority pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

NPPF Paragraph 212 states that should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.

NPPF paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

In accordance with NPPF paragraph 208, where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Rochdale CS policy P2 states that the borough's heritage will be protected through conserving, enhancing and promoting key heritage assets, which include conservation areas, listed buildings, and non-designated heritage assets.

Policy JP-P2 of Places for Everyone also states that *'we will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings'*.

Assessment of harm to the significance of the Listed Building

The alterations to the interior mainly entail a fit out, including the relocation of an existing modern stair, adjustments and alterations to existing modern door openings and are agreeable in principle, as is the proposed insulation to the walls. This is referred to as tanking, although this is not a very accurate description, as what is proposed at external walls is a dry-lining detail.

The heritage statement does not adequately assess elements of the proposal on the significance of the listed building, stating that all the proposed details will not have an effect on heritage assets. However, after visiting site, the Council's Conservation Officer advised that the present internal arrangement is not of significant age or any apparent historical merit and the proposed alterations would not degrade the significance of the heritage assets.

The Council's Conservation Officer reviewed the submitted information and advised that in respect of the dry-lining, this should ensure that no undue damage is incurred on the historic brick fabric of the external walls and should have minimal or ideally no contact points with external walls. The agent confirmed in an email dated 11th March 2024 that the dry lining had already been carried out and that it was constructed as an independent wall lining offset from the existing structure in order to provide a drainage cavity. The Council's Conservation Officer reviewed this information and Drawing No: 5611 Rev C03 and advised that this was acceptable.

The agent also advised that existing holes in the stonework above 2 Smith Street had not been infilled following the removal of previous signage. The Council's Conservation Officer advised that to conserve and enhance the heritage significance of the listed building and the conservation area as a whole, the existing holes in the stonework should be repaired with lime mortar pigmented to match the stone. This matter can be dealt with by way of a condition.

Subject to conditions as detailed in the recommendation below, the proposal would comply with NPPF and Core Strategy Policy P2. The proposed works would help to preserve the building and its features of special architectural and historic interest. It would comply with the requirements of the Planning (Conservation Areas and Listed Buildings) Act 1990.

RECOMMENDATION

GRANT subject to conditions

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.

Notes for Applicant:

None.

Report Author Claire Ringwood