

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 25/00315/LBC

Name and address for correspondence:	Applicant name:
Lynsay Ewart Paul Butler Associates 31 Blackfriars Road Salford M3 7AQ United Kingdom	Mr Noah Fletcher

Part 1 - Particulars of Application

Date of Application: 23 April 2025

Proposal:	Listed Building consent for internal alterations to first and second floors to facilitate change of use from vacant commercial floorspace to 10no. residential apartments (use class C3) together with re-instatement of window openings and creation a new window opening
Location:	1 Drake Street, Rochdale, OL16 1RE,

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - 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 three years beginning with the date of this consent.

Reason: Required to be imposed under section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 This consent relates to the following plans and documents:-

Plans:

BM/0125/DRAKE/ PL5 Rev. B (Proposed Site and Ground Flood Plan/ Area Schedule)

BM/0125/DRAKE/ PL6 Rev. E (Proposed First Floor Plan)

BM/0125/DRAKE/ PL7 Rev. F (Proposed Second Floor Plan)

BM/0125/DRAKE/ PL9 Rev. A (Proposed Front and Side Elevations)

BM/0125/DRAKE/ PL10 Rev. D (Proposed Rear Elevations 2)

BM/0125/DRAKE/ PL11 Rev. C (Proposed Cross Section AA')

BM/0125/DRAKE/ PL12 Rev. D (Proposed Cross Section AA' and Roof Plan)

BM/0125/DRAKE/ PL16 (Proposed Long Section BB')

Documents:

Noise Impact Assessment prepared by SBM Safety Solutions, Reference: E22478, Dated: 18th February 2025.

Bat Dusk Emergence Survey 2025 Ref. RHE.4468 prepared by Rachel Hacking Ecology, Dated 9th June 2025.

Flood Risk Assessment prepared by T J Booth Associates, dated January 2025. Doc Ref. rep-tjba-C&F-1 drake st, rochdale-FRA-090125.docx

and the development shall be carried out in accordance with these drawings hereby approved.

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

- 3 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no external works shall take place until details of all new windows, doors and conservation style roof lights (including their specification, materials, finishes, recesses and opening profile) have been submitted to and approved in writing by the Local Planning Authority. All new windows shall be fabricated in timber. Where existing windows are to be repaired, this shall include details of the methodology of repairing such windows. The windows, doors and roof lights shall be installed in accordance with the duly approved details and retained as such thereafter.

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 No development shall take place until full details of the works to install internal secondary glazing to the existing windows have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details before the buildings are first occupied and thereafter so maintained.

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.

Reason for pre-commencement condition: Details are required to protect the architectural and historic interest of the building.

- 5 Notwithstanding the details submitted, no gas or electric meters shall be fitted externally on the building until full details and specifications of any such meter boxes have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details before the first occupation of any of the units hereby permitted.

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.

- 6 Notwithstanding any details hereby approved and the requirements of condition 2, no works to lime plaster the walls shall take place until full product specifications and a works methodology have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Works shall be carried out in accordance with the approved details.

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.

- 7 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no works shall take place until full details and specifications of the proposed partition wall finishes including cross sectional drawings and fixing details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

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.

- 8 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no works shall take place until full details of the ceiling finish and build up have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme.

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.

- 9 No works shall take place until a full schedule of repairs and finishes not covered by other conditions of this consent has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include:

- A photographic and written record of the existing condition of each individual space, prepared to an approved Level 2 recording standard;
 - A description and methodology for all proposed repair works and finishes, including scaled drawings (not less than 1:50) where necessary;
 - Details of all new fittings (e.g. walls, doors, joinery, secondary glazing);
 - Provisions for the retention in situ of all surviving historic fabric (e.g. coving, skirting boards, timber floors, lath and plaster ceilings and walls), with any elements too damaged to be incorporated retained in situ unless otherwise agreed in writing.
- The approved works shall be carried out prior to first occupation or in accordance with a phasing plan agreed in writing with the Local Planning Authority.

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 October 2025

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.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site.