

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/00216/LBC

Name and address for correspondence:	Applicant name:
Mrs Tracie Powers Vintage Worx Community Development Trust Falinge Park Falinge Road Rochdale OL12 6JE	Mrs Tracie Powers

Part I - Particulars of Application

Date of Application: 29 November 2023

Proposal:	Listed building consent for various upgrading works including: re-roofing and thermal upgrades, new rainwater goods, repointing, instating a security bar scheme to windows, replacing windows where needed, updating MEP services, and re-plastering and re-finishing throughout
Location:	Vintage Works Cdt, Falinge Park, Falinge Road, Rochdale, OL12 6JE

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 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:-

Existing Elevations 1 - Drawing No 001
Existing Elevations 2 - Drawing No 002
Existing Elevations 3 - Drawing No 003 - Front Elevation
Proposed Elevation 1 - Drawing No 004
Proposed Elevations 2 - Drawing No 005
Proposed Elevations 3 - Drawing No 006

Existing Playbarn/Gardeners Store Floor/Roof Plan - Drawing No No 2454-003 Rev A

Existing Café Floor and Roof Plans - Drawing No 2454-004 Rev A

Proposed Playbarn/Gardeners Store Floor/Roof Plan - Drawing No No 2454-011 Rev A

Proposed Café Floor and Roof Plans - Drawing No 2454-012 Rev A

Existing Site Plan - Drawing No 2454-002 Rev A

Proposed Site Plan - Drawing No 2454-010 Rev A

Location Plan - Drawing No 2454-001 Rev A

and the works shall be carried out in accordance with these drawings and documents hereby approved unless otherwise required by the conditions below.

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 Notwithstanding details on the approved plans, no works shall take place until samples of all materials to be used on the buildings both internally and externally, are submitted to and approved in writing by the Local Planning Authority. The works hereby approved shall be implemented in accordance with the 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 works shall take place until a specification for a lime mortar mix to be used in the repair of external walls and the extension and a trial sample panel has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved mortar mix only.

Reason: In order to preserve the historic fabric and architectural quality of the listed buildings in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5 Notwithstanding the approved plans, no works shall commence until a full schedule of repairs and finishes, both internal and external, including the making good following removal of existing services, is submitted to and approved in writing by the Local Planning Authority. The works hereby approved shall be implemented in accordance with the approved details and they shall be retained as such thereafter.

Reason: In order to preserve the historic fabric and architectural quality of the listed buildings in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 6 All removal of existing mortar shall take place using hand (non-power tools only).

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 approved plans, no works shall commence until large scale details (at a scale of 1:10 or 1:20) of all new windows (including the longitudinal and cross-sectional detailing, surround, cill and lintel detailing, and means of opening together with any finished treatment), doors and security railings, including their design, means of fitting and the making good following the removal of the roller shutter, are submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be implemented in accordance with the approved details and they shall be 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.

- 8 All new and replacement rainwater goods shall be cast metal and painted black.

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 repair works shall take place to the roof until a method statement including methodology for the repairs, is submitted to and approved in writing by the Local Planning Authority. The details shall include large scale drawings and details of the roof build up. The development hereby approved shall be implemented in accordance with the 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.

- 10 The building works shall be carried out in strict accordance with the approved document 'Falinge Park Hall, Falinge Park, Rochdale, OL12 6JE - Bats: Building Inspection and Activity Surveys' prepared by Simply Ecology Ltd dated June 2024.

Reason: To ensure that protected species are not harmed during building works.

Date Decision Issued 7 October 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.

INFORMATIVE:

Under the Wildlife and Countryside Act 1981 it is an offence to capture, injure or kill a bat, deliberately disturb a bat, or damage or destroy a bat roost. As bats have been recorded on site, a license will be required by Natural England pursuant to Section 55 of The Conservation of Habitats and Species Regulations 2017 prior to any works taking place. Planning consent does not provide a defence against prosecution under this Act.