



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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 24/01263/LBC

Name and address for correspondence:	Applicant name:
Mrs Katie Harries Donald Insall Associates Ltd Bridgeway House 5 Bridge Place Chester CH1 1SA	Ms Emma Birkett

Part 1 - Particulars of Application

Date of Application: 24 January 2025

Proposal:	Internal alterations including increase in width to mezzanine store opening, refinement to lift positioning for structural reasons, amendments to MEP routing in basement, revision to first floor WC layout and structural opening, revision to fitted furniture proposals in council chamber, revisions to repair of ceilings and cornices, upgrades to fabric for fire requirements and other ancillary revisions. Linked applications are 23-00590-FUL and 23-00591-LBC.
Location:	Rochdale Town Hall , The Esplanade, Rochdale, OL16 1AZ

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

Existing

RTH.06-DIA-XX-00-DR-A-1000-Phase3_Plan_Basement_Existing
RTH.06-DIA-XX-10-DR-A-1001-Phase3_Ground_Existing
RTH.06-DIA-XX-11-DR-A-1002-Phase3_Plan_Mezzanine_Existing
RTH.06-DIA-XX-30-DR-A-1004-Phase3_Plan_Second_Existing
RTH.06-DIA-XX-40-DR-A-1005-Phase3_Plan_Third_Existing
RTH.06-DIA-XX-50-DR-A-1006-Phase3_Plan_Roof_Existing

General Arrangements

RTH.06-DIA-XX-11-DR-A-2042-Phase3_Plan_Mezzanine_GAProposed_2of2
RTH.06-DIA-XX-11-DR-A-2404-
Phase3_Plan_Mezzanine_ReflectedCeilingPlan_Proposed
RTH.06-DIA-XX-20-DR-A-2033-Phase3_Plan_First_GAProposed_1of3
RTH.06-DIA-XX-20-DR-A-2043-Phase3_Plan_First_GAProposed_2of3
RTH.06-DIA-XX-20-DR-A-2053-Phase3_Plan_First_GAProposed_3of3
RTH.06-DIA-XX-20-DR-A-2406-Phase3_Plan_First_ReflectedCeilingPlan_Proposed

RTH.06-DIA-XX-30-DR-A-2034-Phase3_Plan_Second_GAProposed_1of2
RTH.06-DIA-XX-30-DR-A-2044-Phase3_Plan_Second_GAProposed_2of2
RTH.06-DIA-XX-30-DR-A-2408-
Phase3_Plan_Second_ReflectedCeilingPlan_Proposed
RTH.06-DIA-XX-40-DR-A-2035-Phase3_Plan_Third_GAProposed
RTH.06-DIA-XX-50-DR-A-2036-Phase3_Plan_Roof_Proposed
RTH.06-DIA-ZZ-ZZ-DR-A-2200-Phase3_ExternalElevation_North_Proposed
RTH.06-DIA-ZZ-ZZ-DR-A-2202-Phase3_ExternalElevation_South_Proposed
RTH.06-DIA-ZZ-ZZ-DR-A-2203-Phase3_ExternalElevation_West_Proposed
RTH.06-DIA-XX-00-DR-A-2030-Phase3_Plan_Basement_GAProposed_1of2
RTH.06-DIA-XX-00-DR-A-2400-
Phase3_Plan_Basement_ReflectedCeilingPlan_Proposed
RTH.06-DIA-XX-10-DR-A-2031-Phase3_Plan_Ground_Proposed_1of3
RTH.06-DIA-XX-10-DR-A-2041-Phase3_Plan_Ground_Proposed_2of3
RTH.06-DIA-XX-10-DR-A-2402-
Phase3_Plan_Ground_ReflectedCeilingPlan_Proposed
RTH.06-DIA-XX-11-DR-A-2032-Phase3_Plan_Mezzanine_GAProposed_1of2

Details

RTH.06-DIA-XX-10-DR-A-3202-Phase3_Ground_Doors_DG12.1_Repairs
RTH.06-DIA-XX-10-DR-A-3227-Phase3_Ground_Doors_DG13a.1_Alterations
RTH.06-DIA-XX-10-DR-A-3228-Phase3_Ground_Doors_DG13a.1_Alterations
RTH.06-DIA-XX-10-DR-A-3229-Phase3_Ground_Doors_DG13a.1_Alterations
RTH.06-DIA-XX-10-DR-A-3230-Phase3_Ground_Doors_DG10b.2_Alterations
RTH.06-DIA-XX-10-DR-A-3254-Phase3_Ground_Doors_DG13a.2-3_Alterations
RTH.06-DIA-XX-10-DR-A-3414-Phase3_Plan_Ground_FloorFinishes_Proposed
RTH.06-DIA-XX-10-DR-A-3500-Phase3_Plan_Ground_Proposed_ChangingPlaces

RTH.06-DIA-XX-10-DR-A-3501-
Phase3_Ground_Proposed_ChangingPlaces_InternalElevations
RTH.06-DIA-XX-11-DR-A-3204-Phase3_Mezzanine_Doors_DM10.1_Repairs
RTH.06-DIA-XX-11-DR-A-3262-NewDoors_Mezzanine-Proposed_DM13a.2
RTH.06-DIA-XX-11-DR-A-3416-Phase3_Plan_Mezzanine_FloorFinishes_Proposed

RTH.06-DIA-XX-11-M2-A-3162-Phase3_Lift_Enclosure-mezzanine-Proposed
RTH.06-DIA-XX-20-DR-A-3205-Phase3_First_Doors_DF10.1_Repairs
RTH.06-DIA-XX-20-DR-A-3206-Phase3_First_Doors_DF13a.1_Repairs

RTH.06-DIA-XX-20-DR-A-3210-Phase3_First_Doors_DF13a.2_Repairs
 RTH.06-DIA-XX-20-DR-A-3226-NewDoors_First_Proposed_DF14b.1_ToBecome_DF14b.2
 RTH.06-DIA-XX-20-DR-A-3271-NewDoors_First-Proposed_DF14c.2-4
 RTH.06-DIA-XX-20-DR-A-3272-NewDoors_First-Proposed_DF14c.5
 RTH.06-DIA-XX-20-DR-A-3288-NewDoors_First-Proposed_DF13b.1
 RTH.06-DIA-XX-20-DR-A-3418-Phase3_Plan_First_FloorFinishes_Proposed
 RTH.06-DIA-XX-20-DR-A-3424-Phase3_CouncilChamber_KeyPlan
 RTH.06-DIA-XX-20-DR-A-3427-Phase3_Internal-Repair_InternalElevation_West
 RTH.06-DIA-XX-20-DR-A-3455-Phase3_InternalElevation_South
 RTH.06-DIA-XX-20-DR-A-3456-Phase3_InternalElevation_East
 RTH.06-DIA-XX-20-DR-A-3457-Phase3_InternalElevation_West
 RTH.06-DIA-XX-20-DR-A-3458-Phase3_InternalElevation_North
 RTH.06-DIA-XX-20-DR-A-3460-Phase3_MayorsParlour_Plan
 RTH.06-DIA-XX-20-M2-A-3163-Phase3_Lift_Enclosure-first floor-Proposed
 RTH.06-DIA-XX-30-DR-A-3218-Phase3_Second_Doors_DS10.1_Repairs
 RTH.06-DIA-XX-30-DR-A-3219-Phase3_Second_Doors_DS11a.1_Repairs
 RTH.06-DIA-XX-30-DR-A-3221-Phase3_Second_Doors_DS12.1_Repairs
 RTH.06-DIA-XX-30-DR-A-3222-Phase3_Second_Doors_DS13b.1_Repairs
 RTH.06-DIA-XX-30-DR-A-3223-Phase3_Second_Doors_DS13b.2_Repairs
 RTH.06-DIA-XX-30-DR-A-3275-NewDoors_Second-Proposed_DS11b.1
 RTH.06-DIA-XX-30-DR-A-3277-NewDoors_Second-Proposed_DS14b.1
 RTH.06-DIA-XX-30-DR-A-3278-NewDoors_Second-Proposed_DS14b.2
 RTH.06-DIA-XX-30-DR-A-3279-NewDoors_Second-Proposed_DS14d.1
 RTH.06-DIA-XX-30-DR-A-3282-NewDoors_Second-Proposed_DS14e2-4
 RTH.06-DIA-XX-30-DR-A-3421-Phase3_Plan_Second_FloorFinishes_Proposed
 RTH.06-DIA-XX-30-M2-A-3164-Phase3_Lift_Enclosure-secondfloor-Proposed
 RTH.06-DIA-XX-XX-DR-A-3251-Phase3_FlushFireDoors
 RTH.06-DIA-ZZ-20-DR-A-3548-Phase3_Internal_Repair_Elevations_Existing_F15b

RTH.06-DIA-ZZ-ZZ-DR-A-3166-Phase3_Liftshaft_SectionProposed
 RTH-DIA-XX-XX-DR-A-0000-Phase3_Sketch_PartitionWallUpgrade
 RTH.06-DIA-XX-00-DR-A-3250-Phase3_Basement_Door_DB14c.2
 RTH.06-DIA-XX-00-DR-A-3412-Phase3_Plan_Basement_FloorFinishes_Proposed

RTH.06-DIA-XX-00-M2-A-3160-Phase3_Lift_Enclosure-basement-Proposed

Internal Wall Finishes

Report - RTH - InternalWallFinishes

RTH.06-IA-XX-SH-A-6500-DecorationsSchedule

Mechanical, Electrical & Plumbing

06582-MXF-ZZ-00-DR-J-30800

Stripout

RTH.06-DIA-XX-00-DR-A-5000-Phase3_Plan_Basement_StripOut
 RTH.06-DIA-XX-10-DR-A-5001-Phase3_Plan_Ground_StripOut
 RTH.06-DIA-XX-11-DR-A-5002-Phase3_Plan_Mezzanine_StripOut
 RTH.06-DIA-XX-20-DR-A-5003-Phase3_Plan_First_StripOut
 RTH.06-DIA-XX-30-DR-A-5004-Phase3_Plan_Second_StripOut
 RTH.06-DIA-XX-40-DR-A-5005-Phase3_Plan_Third_StripOut

Structural

27876 SK Pr161 Council Chamber Balcony Structure Strenghtening C06
 27876 SK Pr162 Mayor's Palour Flloor Strenghtening C02
 27876-3300_C04
 27876-3301_C03

Location Plan

RTH.06-DIA-XX-XX-DR-A-4001-Phase3_Plan_SiteLocation

Date Decision Issued 22 April 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.