

APPLICATION NUMBER: 22/01019/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01019/LBC	Catherine Fenghour	23 January 2023

Address: 2 Yorkshire Street Rochdale OL16 1EE

Proposal: Internal & external works, including: replacement of the existing external ATM machine and signage, replacement of existing internal self-service machines, associated making good and decoration

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

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

COMMENTS	Planning Panel comments received?	n/a
	Neighbour comments received?	N

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: AT

DATE: 27.01.2023

SITE

The application site is the former Oldham Joint Stock Bank, which is now HSBC. Constructed in 1895, it was listed at grade II in 2015.

This neo-classical style bank is constructed of high quality ashlar and granite to the covered principal elevation and occupies a prominent location on the corner of Yorkshire Street and the Esplanade. It is representative of bank architecture of the period. In addition to being outwardly impressive it conveys a sense of reliability, confidence and security. Internally, the banking hall retains its high quality, decorative Art Nouveau rooflight. The Bank is listed for its architectural interest, materials, setting and group value with other adjacent locally listed banks.

The site lies within the Rochdale Town Centre Conservation Area and is close to a number of other listed buildings and non-designated heritage assets, including 3 to 5 Yorkshire Street (grade II) and the non-designated Barclays Bank, which occupies the opposite corner on Yorkshire Street.

PROPOSAL

The proposal relates to internal and external works to this grade II listed building. These are summarised as follows:

- Replacement of existing external ATM
- Replacement of existing ATM surround with non-illuminated signage
- Replacement of existing internal self-service machines within modern partition wall
- Installation of new writing table
- New vinyl flooring

RELEVANT PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) 1990

Section 16

National Planning Policy Framework (NPPF)

Chapter 16 – Conserving and enhancing the Historic Environment

Adopted Rochdale Core Strategy (CS):

P2 – Protecting and enhancing character, landscape and heritage

Unitary Development Plan (UDP):

No relevant policies

RELEVANT SITE HISTORY

CONSULTATION RESPONSES

Joint Committee of National Amenity Societies

No comments received to date

Conservation and Design

N/A

REPRESENTATIONS

None received

ANALYSIS

The application building is a grade II listed building within the Rochdale Town Centre Conservation Area. An important aspect of the building's significance comes from its high quality, ornate, neoclassical frontage, as well as its internal decorative scheme, including its Art Nouveau rooflight. It is also a prominent and important feature within this part of the Conservation Area, providing an attractive frontage onto both Yorkshire Street and The Esplanade.

In accordance with sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, when making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The Act also states that when considering any planning application that affects a conservation area a local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

NPPF paragraph 200 states that any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 202 states that *'where a development proposal 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, including, where appropriate, securing its optimum viable use'*.

The proposal comprises various elements considered below:

Replacement of external ATM and signage

The proposal has been revised during the lifetime of the application. The replacement ATM would fit within the existing opening, with the surround signage non-illuminated and a similar size to the existing. Subject to a condition requiring details of any making good, this aspect of the proposal would have a neutral impact on the significance of the listed building.

Internal works

The proposal also includes the replacement of the existing self-service machines. These are within a modern partition wall and the existing apertures are proposed to be used. As part of these works the wall would be made good and new vinyl around the machines. Given that these works affect a modern partition only and would re-use existing openings, it is considered that they would have a neutral impact on the significance of the listed building.

Conclusions

Subject to a condition relating to the replacement of the external ATM, the proposal would have a neutral impact on the significance of the designated heritage asset. It would preserve the special interest of the listed building. It would comply with NPPF Chapter 16, Rochdale CS policy and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDATION

Grant subject to the following 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 consent relates to the following plans:

- Site location plan, received on 25 July 2022
- Site plan, received on 9 September 2022
- 27637-067-PR01-PL1 Rev. B - Proposed ground floor plan, received on 20 January 2023
- 27637-067-PR03-PL1 Rev. B - Proposed plans, elevations and sections, received on 20 January 2023

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works 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. Prior to commencement of the works hereby approved, a detailed scheme for the removal of the existing ATM and the fitting of the new ATM shall be submitted to and approved in writing by the local planning authority. This approved scheme shall set out the measures to prevent any damage to historic fabric during the works and include details of making good works to the existing fabric.

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.

Procedure Statement

N/A

Notes for Applicant:

None

Report Author Catherine Fenghour

