ROCHDALE BOROUGH COUNCIL

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 22/00656/LBC

Name and address for correspondence:	Applicant name:
Mrs Samantha Gill Seven Architecture 1.3 Waulk Mill 51 Bengal St Manchester M4 6LN	Mr Mark Platt

Part I - Particulars of Application

Date of Application: 6 September 2022

Proposal:	**Alterations and repairs including: West Wing: emergency works to remove rotten timber floor floors (part retrospective), reinstatement of new timber floors on ring beam, replacement of defective timber lintels with concrete lintels; Repairs to bays, truss repairs and replacement of concrete roofs with timber joists within the Georgian room, FF2 and FF3; Other areas: new access rooflight and emergency replacement of defective timber lintel over external door**
Location:	**Hopwood Hall College, Middleton Campus , Rochdale Road, Middleton, M24 6XH**

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 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: 2732 001 Rev. B; 2732 011 Rev. D; 2732 021 Rev. C; 2732 023 Rev. B; 2732 024 Rev. B; 2732 025 Rev. B; HOH-SEV-XX-XX-DR-A-01001 T02; HOH-SEV-XX-XX-DR-A-01002 T01; HOH-SEV-XX-00-DR-A-02001 C01; HOH-SEV-XX-01-DR-A-02002 C02; HOH-SEV-XX-00-DR-A-02003 C01; HOH-SEV-XX-01-DR-A-02004 C04; HOH-SEV-XX-R1-DR-A-02005 C06; HOH-SEV-XX-XX-DR-A-04004 C01 and Specification Rev. C

and the development shall be carried out in 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 Prior to any works to reinstate any floor boards in the West Wing, a scheme for the retention and reuse of the existing structurally sound floor boards shall be submitted to and approved in writing by the local planning authority. The reinstatement of the floor boards shall be carried out in accordance with this 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.

4 Prior to the carrying out of any repairs to the trusses and beams in rooms FF2 and FF3, a method statement shall be submitted to and approved in writing by the local planning authority. This shall include details of any works to remove any existing finishes to expose the trusses and beams, details of the new timber for the repairs, details of any demolition and rebuilding and a scheme for the making good of any damage to existing finishes. The works shall then 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.

5 Prior to the carrying out of any works or repairs to the bay windows in rooms GF3 and FF2, a method statement shall be submitted to and approved in writing by the local planning authority. This shall include details of any works to remove any existing finishes to expose the details of any demolition and rebuilding works, and a scheme for the making good of any damage to existing finishes. The works shall then 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.

6 The proposed rooflight shall be conservation style and set flush with the roof.

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 All new floor joists and floor boards shall be softwood to match the existing.

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 19 October 2022

Daniela Ripa
Interim 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.

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.