

APPLICATION NUMBER: 23/00267/FUL

## DELEGATED DECISION CHECKLIST AND REPORT

| APPLICATION NO. | CASE OFFICER  | DATE        |
|-----------------|---------------|-------------|
| 23/00267/FUL    | Aimee Bovaird | 2 June 2023 |

**Address:** 2 L/CPL Stephen Shaw M.C. Way, Heywood OL10 LN

**Proposal:** Works to decommission bank. External works to remove signage, transaction points, and security cameras; corresponding repairs to elevations. Internal works to remove counters and partitions at ground floor

|           |                            |   |                       |   |
|-----------|----------------------------|---|-----------------------|---|
| 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 |
|          | Neighbour comments received?      | N |

|     |                                                  |   |
|-----|--------------------------------------------------|---|
| EIA | Screening opinion completed and saved to Onbase? | N |
|-----|--------------------------------------------------|---|

|            |                                                                      |   |
|------------|----------------------------------------------------------------------|---|
| CONDITIONS | Pre-commencement conditions proposed?                                | Y |
|            | Pre-commencement conditions agreed (or notification period expired)? | Y |

|                |                             |
|----------------|-----------------------------|
| RECOMMENDATION | GRANT subject to conditions |
|----------------|-----------------------------|

CHECKED AND SIGNED OFF BY: LA

DATE: 15.08.23

SITE

This site relates to 2 LCPL Stephen Shaw MC Way, Heywood. This site is a decommissioned bank. This site is in the Defined Urban Area and is a Grade 2 Listed Building.

## **PROPOSAL**

This application seeks permission to complete external works to remove signage, transaction points, and security cameras; corresponding repairs to elevations. Internal works to remove counters and partitions at ground floor

There are no proposed changes to the basement.

On the first floor there are no internal layout changes.

On the front elevation the proposed changes are removing the existing signage, this consists of a projecting sign, branch nameplate, fascia sign and heritage signage. The ATM is being removed and CCTV camera recording signage is also to be removed. The ATM is being infilled with stonework to match the existing building.

There are no internal layout changes on the ground floor.

On the south east side elevation the proposed changes are removing the existing signage and all car parking signage and the CCTV camera.

On the west side elevation the proposed changes are to remove the safe face plate (only) and infill aperture with stonework to match existing.

## **RELEVANT PLANNING POLICY**

### **National Guidance**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

### **Adopted Rochdale Core Strategy (CS):**

SD1 Delivering sustainable development

DM1 General development requirements

SO3 Improving design, image and quality of place

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

### **Unitary Development Plan (UDP):**

G/D/1 Defined Urban Area

## **RELEVANT SITE HISTORY**

89/D23045- Installation Of Cash Dispenser – Approved

00/A5020 - Internally Illuminated Fascia, Wall Mounted And Projecting Box Signs – Granted

07/A5649 - Two Internally Illuminated Wall Mounted Signs And Two Internally Illuminated Projecting Signs - Approved

## **CONSULTATION RESPONSES**

### **Highways And Engineering**

The following comments were received:

*'From the submitted information it would appear that the resulting de-commissioning would have little highway impact. However, as the bank is on the junction of a busy classified road and the surrounding footways are busy with pedestrians accessing the town centre we would ask for a condition requiring the submission of a Construction Method Statement for approval*

*Highways would raise no objection to this application subject to the requested planning condition.'*

### **Env Health - Noise/Odours**

No objections.

### **Conservation And Design**

*'After analysis of the building using the Local Authority's readily available information and viewing the property on google street view, all of the proposed changes will not have negative impact on the significance of any of the heritage assets save for one:*

*"Existing night safe face plate (only) remove and infill aperture with stonework to match existing."*

*This night safe face plate is very likely to be of some historical significance and indicates past practices related to the property's use as a bank throughout many eras. Therefore, the night plate is seen to contribute to this significance. Its removal would result in less than substantial harm to the significance of the listed building and has not been provided with any justification under NPPF paragraph 200. Therefore its removal is not agreeable.*

*If it is desirable to seal the night safe face plate, a methodology should be submitted detailing the method in which the area will be sealed, ensuring that the external fabric is not visibly affected and that the existing night safe face plate is carefully removed, ensuring no damage will be incurred during this process, and sympathetically reinstated in its present location. This methodology should be submitted to the LPA for approval prior to the commencement of these works.*

*It should be noted the "heritage signage" referred to on that same elevation (west side elevation) is a misnomer, and the signage proposed for removal is associated with the building's most recent use as Barclay's bank. The signage appears to be a fluorescent fixture with the Barclay's logo on it.*

*For all other external works, method statements for all works must be submitted along with a photographic record of the building at present, detailing locations of the works proposed. Any removal of signs or objects should be detailed in the method statement, including measures for preventing any undue damage to stone fabric of the exteriors. These method statements, along with photographic reference to the location of the proposed and the materials as they appear presently should be submitted to the LPA for approval prior to the commencement of these works.*

*Any repairs to stonework should include a method statement detailing how each area of stone will be made good. This should include details of any stone to be instated, including geographical location of the quarry from where they are sourced and photographs of the stone to be instated. This should be chosen to match the existing Castlow sandstone in type, appearance, and texture/density. The recipe of any repair/replacement mortar should be specified, ensuring this is a lime mortar. Photographs of the mortar should be submitted ensuring the repair mortar blends in with that which is existing. These details should be submitted to the LPA for approval prior to the commencement of these works.*

*Prior to the commencement of internal works, a photographic and schedule of the ground floor interiors should be submitted to the LPA prior the commencement of the removal of any counters or internal partitions. A method statement for all internal works should be submitted, including details of measures which ensure that no historical fabric will be negatively impacted throughout the course of works. This should likewise be submitted to the LPA for approval prior to the commencement of works.'*

#### Rights Of Way Officer

No objections.

### **REPRESENTATIONS**

Letters of notification were sent to all surrounding properties, a site notice was placed in the vicinity of the site and an advert was issued in the local press. No objections or comments have been received.

### **ANALYSIS**

#### Character, Appearance and Heritage

This application is on the site of a decommissioned bank and is a Grade 2 listed building, the proposal is to remove external signage and cameras.

Paragraph 194 of the NPPF authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

Paragraph 197 of the NPPF states that in determining planning applications, local planning authorities should take account of:

- ☐ The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- ☐ The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- ☐ The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 of the NPPF states that in considering the impact of a proposed development, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration of a heritage asset and as they are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional.

Paragraph 201 of the NPPF directs that where a proposal would 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. The Court of Appeal decision

in the case of *Barnwell vs East Northamptonshire DC* [2014] (2) clarified that decision makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise’.

Policy DM1 of the Council’s Core Strategy requires all development proposals, including changes of use of land and buildings, extensions and alterations, to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area. Policy P3 of the Core Strategy acknowledges that good design will improve the image and attractiveness of the borough as a place to live, work and visit, and can also improve health, safety and the environment and reduce long-term costs. Furthermore, Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments are sympathetic to local character and visually attractive as a result of good architecture, layout and effective landscaping.

The application proposes to remove signage, ATMs and CCTV cameras, these are modern features on the building that are being removed. This will not alter the original building and as they are modern features being removed this will have a positive impact on the overall character of the building. The Conservation Officer raises no objection to the proposals except for the removal of the night safe face plate which is very likely to be of some historical significance and indicates past practices related to the property’s use as a bank throughout many eras. Therefore, the night plate is seen to contribute to this significance. Its removal would result in less than substantial harm to the significance of the listed building and has not been provided with any justification under NPPF paragraph 200. Therefore its removal is not acceptable. Sealing the night safe face plate is acceptable subject to a methodology to be submitted detailing the method in which the area will be sealed, ensuring that the external fabric is not visibly affected and that the existing night safe face plate is carefully removed, ensuring no damage will be incurred during this process, and sympathetically reinstated in its present location. This methodology should be submitted to the LPA for approval prior to the commencement of these works.

In light of the above, and subject to conditions, the proposals are considered to be of an appropriate standard of design and therefore accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy.

### Highways

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 111 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The Council’s Highways officer was consulted as part of the application and raised no objections subject to the submission of a construction method statement for approval. Overall, the proposal is considered to be acceptable and in accordance with the relevant parts of adopted Rochdale Core Strategy policies T2 and DM1, the SPD and the NPPF.

### **RECOMMENDATION**

## **GRANT subject to conditions**

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Location Plan

Basement Layout As Existing Closure 2023 BY108536\_301 RevA

First Floor Layout As Existing Closure 2023 BY108536\_303 RevA

Front Elevation As Existing Closure 2023 BY108536\_321 Rev A

Ground Floor Layout As Existing Closure 2023 BY108536\_302 Rev A

South East Side Elevation As Existing Closure 2023 BY108536\_302 Rev A

West Side Elevation As Existing Closure 2023 BY108536\_322

Basement Layout As Proposed Closure 2023 BY108536\_311

First Floor Layout As Proposed Closure 2023 BY108536\_313

Front Elevation As Proposed Closure 2023 BY108536\_331

Ground Floor Layout As Proposed Closure 2023 BY108536\_312

South East Side Elevation As Proposed Closure 2023 BY108536\_033

West Side Elevation As Proposed Closure 2023 BY108536\_332

and the works shall be carried out in accordance with these drawings and documents hereby approved 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. No development shall take place (including any site clearance or preparation works) until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:
  - a. the parking of vehicles of site operatives and visitors;
  - b. loading and unloading of plant and materials;
  - c. storage of plant and materials used in constructing the development;
  - d. the erection and maintenance of security hoarding;
  - e. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
  - f. hours of construction, including construction deliveries and;

The duly approved CMS shall be adhered to throughout the construction period. The development shall be carried out in accordance with the approved method statement.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: The proposal requires removal of external features an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents.

4. No development shall commence until the following details relating to the repair/replacement of any exterior stone are submitted to and approved in writing by the LPA:
  - a. Photographs of all replacement stone; stone should be chosen to match the existing sandstone in type, appearance, texture and density.
  - b. The geographical location of the quarry of any new stone; all stone should be locally sourced.
  - c. The recipe and a photographic sample of any repair mortar; all mortar should be lime-based.

The development shall be carried out in accordance with the approved details.

Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The proposal require works to the exterior of the building and a method statement is required to be agreed upon before any works take place.

5. No works to the sealing of the night safe shall commence until a method statement is submitted to and approved in writing by the LPA (for the avoidance of doubt the night safe plate shall not be removed). All works should ensure that the night safe plate and its surroundings will not be visibly altered upon the completion of works. This statement should provide measures ensuring the careful removal and replacement of the plate throughout the course of sealing the aperture. Any materials to be instated as part of this process should be explicitly specified within this statement; all materials should be chosen to match those existing with respect to appearance and type. The development shall be carried out in accordance with the approved method statement.

Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

### **Procedure Statement**

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Report Author Aimee Bovaird