

APPLICATION NUMBER: 24/00200/FUL

DELEGATED DECISION CHECKLIST AND REPORT

| APPLICATION NO. | CASE OFFICER | DATE       |
|-----------------|--------------|------------|
| 24/00200/FUL    | Hamish Rigg  | 03/05/2024 |

**Address:** Employment Services, Fleece Street, Rochdale, OL16 1LT

**Proposal:** Insulation of external flue to west side elevation

|           |                            |     |                       |     |
|-----------|----------------------------|-----|-----------------------|-----|
| PUBLICITY | Weekly list expired?       | Yes | Site notice expired?  | Yes |
|           | Neighbour letters expired? | Yes | Press Notice expired? | Yes |

|            |                                                             |    |                                        |    |
|------------|-------------------------------------------------------------|----|----------------------------------------|----|
| DELEGATION | Significant departure from local plan?                      | No | Contrary to national policy?           | No |
|            | Applicant a Council Member or officer?                      | No | Contrary to previous decision?         | No |
|            | Major with 10 or more objections and recommending approval? | No | Called in or Planning Panel objection? | No |

|          |                                   |    |
|----------|-----------------------------------|----|
| COMMENTS | Planning Panel comments received? | No |
|          | Neighbour comments received?      | No |

|     |                                                  |     |
|-----|--------------------------------------------------|-----|
| EIA | Screening opinion completed and saved to Onbase? | n/a |
|-----|--------------------------------------------------|-----|

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

|                |                             |
|----------------|-----------------------------|
| RECOMMENDATION | Grant Subject to Conditions |
|----------------|-----------------------------|

CHECKED AND SIGNED OFF BY: RK

DATE: 09/05/2024

**SITE**

The application relates to 'Employment Services' Fleet Street, a large detached three storey building in Rochdale Town Centre. Being in the town centre, Fleet Street is

surrounded by an abundance of shops, offices, and transport links. However, the applicant property is surrounded by buildings along Drake Street, Church Lane, South Parade, and Packer Street, and is therefore largely obscured from busy public thoroughfares and vantage points.

The property falls within Rochdale Town Centre Conservation Area and within the vicinity of several listed buildings and non-designated heritage assets, including 5 South Parade, the former County Court on Packer Street, Rochdale Town Hall.

The Employment Services face north, overlooking the rears of 2-12 Drake Street and 7-13 South Parade. The site is flanked by King Street to the west and Church Lane to the east, and to the south it borders a public car park.

## **PROPOSAL**

Permission is sought for the instillation of an externally mounted steel extraction flue on the building's western elevation. It would be positioned approx. 3m above ground level and extend 1m above the eaves line, measuring a total of 9.4m in height.

## **RELEVANT PLANNING POLICY**

### **National Guidance**

National Planning Policy Framework (NPPF) – December 2023

National Planning Practice Guidance (NPPG)

### **Sub-Regional**

#### **Places for Everyone Joint Development Plan (PfE)**

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21<sup>st</sup> March 2024. The following policies are relevant:

**JP-P1**            Sustainable places

**JP-P2**            Heritage

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

**SO3**            **Improving design, image and quality of place**

P3                Improving design of new development

**SO4**            **Promoting a greener environment**

G9                Reducing the impact of pollution

**SO5**            **Improving accessibility and delivering sustainable transport**

T2                Improving accessibility

DM1            General development requirements

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

**RELEVANT SITE HISTORY**

None

**CONSULTATION RESPONSES****Conservation officer 12/04/2024:**

*The Job Centre is a three storey brick building dating from the late 20th century. It sits on the site of the former technical school. All that remains of this former building is a small portion of the façade, which is now a decorative feature, adjacent to Nelson Street Car Park. The Job Centre building is not of any architectural or historic interest, but sits within the Rochdale Town Centre Conservation Area and is within the vicinity of a number of listed buildings and non-designated heritage assets, as detailed above.*

*The proposal is for the upgrading of boilers and the installation of an external flue to the west elevation of the building, facing onto King Street. The proposed flue is shown to have a diameter of 18cm and would extend above the eaves by 1m. Given the location of the site, the proposal has the potential to impact on the significance of the identified designated and non-designated heritage assets. The application is supported by a heritage statement.*

*The proposed flue is a relatively slim feature (when compared to traditional commercial kitchen flues) and would be seen in the context of the late 20th century brick building. To minimise its appearance, a condition should be imposed requiring it to be painted black.*

*While it would be visible from public viewpoints, given these factors and subject to the above condition, it is considered that the proposal would not materially harm the significance of the conservation area or the setting of the nearby designated and non-designated heritage assets.*

*The proposal would conserve the character and appearance of the Conservation Area.*

**Environmental Health – Noise 03/04/2024:**

*No objections*

**Highways 02/04/2024:**

*No objections*

**REPRESENTATIONS**

Letters of notification were sent to surrounding properties 12/04/2024, and a press advert and site notice were displayed in relation to an application affecting the setting of a conservation area and a listed building; no objections were raised.

## **ANALYSIS**

### **Design and heritage: DM1 and P3**

Policies P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. In addition, paragraphs 131 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 139 states that development that is not well designed should be refused.

The proposed flue would be a large and prominent feature which would be highly visible when looking south along King Street and east along Fleece Street. Whilst it would be conspicuous, extraction flues are typical features within town centres and it would not be out of context on a late 20<sup>th</sup> Century building. Furthermore, other extraction flues can be seen within the vicinity, such as those serving hot food takeaways on the corner between Drake Street and South Parade, though it is noted that these flues are less exposed. Compared to more traditional kitchen flues, the proposed is relatively slim and does not extend too far beyond the eaves line. A suitably worded condition requiring the extraction flue to be painted black will be imposed in order to tone down its appearance.

Nonetheless, the proposed flue falls within Rochdale Town Centre Conservation Area and within the vicinity of several designated and non-designated heritage assets. Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. Any harm to, or loss of, the significance of a designated or non-designated heritage asset should require clear and convincing justification. As such, Paragraph 200 of the NPPF requires applicants to describe the significance of any heritage assets affected. Similarly, Policy P2 of the Core Strategy promotes the protection and enhancement of key heritage assets and their visual amenity.

The applicants have provided an accurate and detailed heritage statement which refers to the significance of the conservation area and surrounding heritage assets.

The proposal benefits from its contained position within a dense built environment, obscuring views of the flue from numerous vantages. As such, the flue would not detract from nearby heritage assets, and in most cases would be hidden from view. Given these factors, and subject to the above condition, it is considered that the proposal would not materially harm the significance of the conservation area or nearby heritage assets. The Council's Conservation Officer was consulted and corroborated that the proposal would conserve the character and appearance of the Conservation Area.

### **Amenity: DM1 and SPD**

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users

through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The main amenity consideration regarding the proposed flue would be the potential impact on noise levels. As such, the Council's Environmental Health Officer was consulted, however no objections were raised. Overall, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies 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 permission relates to the following plans:

- Flue specification
- Site location plan: d482/PL01
- Site plan: d482/ PL02
- Proposed floor plans: d482/PL05 rev A
- Proposed elevations: d482/PL06 rev B

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. The flue hereby approved shall be colour treated black upon installation and shall be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

## **Procedure Statement**

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised

sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Report Author Hamish Rigg