ROCHDALE BOROUGH COUNCIL

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 20/01084/LBC

Name and address for correspondence:	Applicant name:
Philip Lambert Philip lambert architecture 3 Eastbourne Grove BOLTON BL1 5TR	Mr Lajos Horvat

Part I - Particulars of Application

Date of Application: 16 December 2020

Proposal:	**Change of use of vacant building to 6.no 1 and 2 bedroom apartments including re-installation of windows to north-east/south-east elevations**
Location:	**1 Whitehall Street, Rochdale, OL12 0LF**

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 consent relates to the following plans and details:-

- Site Location Plan
- Existing Site Plan - 00-02
- Existing Basement floor - 00-03
- Existing Ground Floor - 00-04
- Existing first floor - 00-05
- Existing Second Floor - 00-06
- Existing Attic Plan - 00-07
- Existing Roof Plan - 00-08
- Existing south east elevation - 00-09
- Existing North east elevation - 00-10
- Existing Section A-A
- Proposed Basement floor - 01-03 Rev E
- Proposed ground floor - 01-04 Rev F

- Proposed first floor - 01-05 Rev E
- Proposed second floor - 01-06 Rev E
- Proposed north east elevation - 01-10 Rev A
- Proposed south east elevation - 01-09 Rev A
- Proposed attic - 01-07 Rev E

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

3 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no works shall take place until full details and specifications of the proposed partition wall finishes including cross sectional drawings and fixing details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: In order to preserve the historic fabric and architectural quality of the listed buildings in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework

4 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no works shall take place until full detailed specifications including cross sectional drawings of the new staircases have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: In order to preserve the historic fabric and architectural quality of the listed buildings in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

5 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no works shall take place until full details and specification of the internal doors have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme.

Reason: In order to preserve the historic fabric and architectural quality of the listed buildings in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

6 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no works shall take place until full details of the ceiling finish and build up have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme.

Reason: In order to preserve the historic fabric and architectural quality of the listed buildings in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

7 The existing flue to the rear of the property shall be removed and the building restored to its former condition in accordance with a scheme of works to make good the opening that shall first be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the character and appearance of the Rochdale Town Centre Conservation Area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8 No works shall take place until full details of the windows, external doors, and rooflights including sections at a scale of not less than 1:20 to demonstrate: the longitudinal and cross-sectional detailing, and means of opening together with any finished treatment,

including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details before the flats are first occupied and thereafter so maintained. For the avoidance of doubt the double glazed units shall be of slim profile, measuring below 14mm front to back and the glazing bar design shall replicate those at No. 3 Whitehall Street. The windows shall be constructed of individual panes of glass sitting within the glazing bars and transoms.

Reason: To protect the character and appearance of the Rochdale Town Centre Conservation Area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 22 April 2021



.....
Signed on behalf of the Council

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.

INFORMATIVE:
Bats are protected under the Wildlife and Countryside Act and Conservation Regulations. Bats can, and do, turn up in unlikely places. If bats are found or suspected at any time during the course of any approved development then works must cease and advice sought from a suitably qualified person about how best to proceed. All UK bats and their resting places are legally protected. For more advice, please contact the Bat helpline on 0345 1300 228.