

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/01030/FUL

Name and address for correspondence:	Applicant name:
Mr Harrison Cohanim Architecture 207 Regent Street 3rd Floor London W1B 3HH	Ms Mercer

Part I - Particulars of Application

Date of 16 October 2024
Application:

Proposal:	Proposed replacement of roof tiles and repairs and reinstatement works to existing chimney stacks.
Location:	190, 191 & 192 Dewhirst Road, Rochdale, OL12 9TW

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

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 documents:

- o Location Plan dated 15 October 2024
- o Design, Access and Heritage Impact Statement dated 15 October 2024
- o Existing and Proposed Chimney C1 Details Drawing 422-01-A002-2
- o Proposed Chimney C2 Details Drawing 422-01-A004-2
- o Proposed Chimney C3 Details Drawing 422-01-A006-2

- o Proposed Chimney C4 Details Drawing 422-01-A008-2
- o Existing and Proposed Roof Build-ups Drawing No 422-01-A009-1

And the works shall be carried out in complete accordance with these drawings and plans hereby approved unless otherwise separately required by condition below.

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 Notwithstanding any details included within the application, no development shall take place until such time as full details of proposed materials for the roof replacement have been provided to and agreed in writing by the Local Planning Authority. For the avoidance of doubt, a sample of the proposed surfacing material shall be obtained and provided for assessment on site. Full details of the battens and ancillary materials shall also be provided. The works shall then be carried out in complete accordance with the duly approved details.

Reason: In the interests of preserving the character, appearance and longevity of the Listed Building and its setting in accordance with Policies P2, P3 & DM1 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 4 The chimney repairs to C2, C3 and C4 shall be carried out in accordance with the approved plans and documents. Existing brickwork shall be reused wherever possible, with samples of new bricks if needed to be provided and approved in writing by the local planning authority prior to their use.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building in accordance with P2, P3 & DM1 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan, 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.

Date Decision Issued 18 December 2024

Melanie Hale
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.

INFORMATIVE:

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

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to

payment of an additional fee per request: £43.00 for householder applications and £145.00 in all other cases.

INFORMATIVE:

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.