APPLICATION NUMBER: 19/00311/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00311/FUL	Alan Rogan	3 March 2020

Address: Rochdale Observer Buildings 82 - 90 Drake Street Rochdale OL16 1PH

Proposal: Installation of replacement windows and doors to front and rear elevations, along with installation of lighting to front elevation

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/a
	Neighbour comments received?	N

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

CONDITIONS	**Pre-commencement conditions proposed?**	N
	Pre-commencement conditions agreed (or notification period expired)?	n/a

RECOMMENDATION	**Grant subject to conditions**

CHECKED AND SIGNED OFF BY: AT **DATE: 15.04.2020**

SITE

The application relates to a substantial, former newsprint building fronting Drake Street in the southern fringe of Rochdale town centre.

PROPOSAL

Windows and doors would be adapted/replaced in order to facilitate change of use of the building to residential purposes. A fanade lighting scheme is also proposed, comprising an arrangement of up/down lighters mounted on the front of the building.

RELEVANT PLANNING POLICY

National Guidance
National Planning Policy Framework (NPPF) – February 2019
National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):
SO3 – Improving design, image and quality of place.
P2 – Protecting and enhancing character, landscape and heritage.

RELEVANT SITE HISTORY

16/00456/PRA5682: Prior approval for a change of use from Office building to 28 apartments Granted subject to conditions.

CONSULTATION RESPONSES

Env Health - Noise/Odours
No comments received to date

Conservation Officer
No objections to the proposal. Comments copied in full as follows:

> This proposal is supported for approval.

Significance Assessment

> The Former Rochdale Observer Building is a locally listed building located within the Rochdale Town Centre Conservation Area. The property is a mid20th century building of art deco design constructed for the Rochdale Observer newspaper as an extension to their publishing house. The property is linked with the earlier brick built triangular building located on Green Street/School Lane at the rear. Direct access between the two buildings was afforded by a footbridge at first floor level.
>
> In recent years, the premises were split in to a number of individual units and 82-90 Drake Street became vacant. An approval for the conversion of the property to provide residential apartments was granted in 2016 and renovation works internally have commenced.
> As the works have progressed it has become apparent that the existing windows, a number of which are damaged beyond repair, require replacement to provide thermal and acoustic upgrades along with providing some opening units to ensure sufficient ventilation is afforded to the new residences. The proposed windows are double glazed aluminium with their design being inspired by the original units. These are proposed to be finished in RAL 7016 – Grey.
> The large windows on the property are currently partially glazed and partially obscure glazed. Due to the internal alterations to create new floor levels additional obscurely glazed panels are required to hide the new floors. This minor alteration to the design of this element of the building will cause some harm however, it is apparent that the applicant has carefully developed the proposal to mitigate this through the use of different glazing options, including a smoked and frosted systems, in this area. As such it is deemed that this element of the scheme will have a neutral impact on the designated and non-designated heritage assets (NPPF, paragraph 192).

The proposal seeks to install new entrance doors to the property. To the front these are fully glazed units and to the rear they will be security doors to give access to the bin store. Existing doors to the front of the building are missing and those to the rear are altered. This element of the scheme will therefore have a neutral impact on the designated and non-designated heritage assets (NPPF, paragraph 192).

The scheme also proposes to install a lighting system on the Drake Street elevation. This will include a purple coloured light beam projected up and down the façade of the building. This element of the scheme will have a neutral impact on the designated and non-designated heritage assets (NPPF, paragraph 192).

To conclude, this application is supported for approval.

Overall the proposal will have a neutral impact on the designated and non-designated heritage assets (NPPF, paragraph 192).

REPRESENTATIONS

None.

ANALYSIS

The Conservation Officer's comments, copied above, are helpful in describing the impact of the proposal on the non-designated heritage asset.

NPPF (192) briefly says that LPAs should take account of:

- the desirability of putting heritage assets to viable use consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including economic vitality;
- the contribution to local character and distinctiveness.

P2 seeks that *heritage assets are used positively and intelligently to strengthen identity* and secure *conservation of heritage assets at risk from decay*.

In summary, the substantial building makes a significant contribution to the street scene of this part of the town centre fringe, helped by its historic associations as the town's newspaper office/printworks.

The full height fenestration on the building's front elevation is characteristic of its genesis as a newsprint building. However, to enable the suitable new residential use, alteration to the windows is inevitable due to the need to obscure the end plate of the new floors inserted to make effective use of the building's height and to provide thermally/aurally effective glazing to meet residential standards.

The building is set on a gradient so that at the rear of the building, the ground floor and part first floor are below street level. On the upper part of the rear elevation existing openings would be adapted and re-fenestrated, including a range of four equally spaced windows at second floor level. It would leave the building with a changed, but acceptable, rear elevation, suited to its re-use for residential purposes.

The proposed glazing/fenestration pattern is informed by the appearance/design of the existing windows.

A faŋade lighting scheme is included in the proposal. This would comprise an arrangement of up/down lighters mounted on the faŋade of the building at mid-height level designed to provide a band of purple light across the faŋade. This would give the redeemed heritage building due presence, enhancing the Drake Street scene.

The proposal will not result in harm to the significance of the Rochdale Town Centre Conservation Area or the non-designated heritage asset.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

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

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

2. The development shall be carried out in accordance with the following drawings to which this permission relates, namely:

- Site location plan
- Existing and Proposed Block Plans – Drawing Number: 17.1643.108
- Existing Elevations – Drawing Number: 17.1643.100B
- Proposed Front Elevation – Drawing Number: 17.1643.101A
- Proposed Rear Elevation - Drawing Number: 17.1643.102B
- Proposed Ground Floor Layout Plan – Drawing Number: 17.1643.103B
- Proposed First Floor Layout Plan - Drawing Number: 17.1643.104C
- Proposed Second Floor Layout Plan - Drawing Number: 17.1643.105C
- Proposed Third Floor Layout Plan - Drawing Number: 17.1643.106B
- Proposed Fourth Floor Layout Plan - Drawing Number: 17.1643.107B

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.

Procedure Statement

Notes for Applicant:

Report Author Alan Rogan