

APPLICATION NUMBER: 23/00268/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00268/LBC	Aimee Bovaird	5 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 stone fabric. Internal works to remove bank counters and partition walls 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
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CONDITIONS	Pre-commencement conditions proposed?	
	Pre-commencement conditions agreed (or notification period expired)?	

RECOMMENDATION	GRANT subject to conditions
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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.

This site is in the setting of and listed for group value for its association with the Church of Saint Luke (Grade II*), War Memorial, Church Street (Grade II) and Heywood Area Central Library (Grade II), the proposed development has the potential to impact the settings of the heritage assets.

PROPOSAL

This application seeks listed building consent 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.

Application 23/00267/FUL relates to the associated planning permission for the works and was approved on 15.08.23.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
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
P3	Improving design of new development
DM1	General Development requirements

RELEVANT SITE HISTORY

89/D23045- Installation Of Cash Dispenser – Approved

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

23/00267/FUL relates to the associated planning permission for the works and was approved on 15.08.23.

CONSULTATION RESPONSES

Conservation And Design

The following comments were received:

'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.'

Joint Committee Of National Amenity Societies

No comments received to date

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

Heritage

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

'Significance' with regard to heritage assets is defined by the NPPF as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

The setting of a listed building is defined by the NPPF as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

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.

Assessment of Harm to the Listed Building

The site is a decommissioned bank, the proposal is to remove signage, CCTV cameras and restore the materials to match the existing building. The proposed works are to remove any visual evidence of Barclays Bank.

The Council's Conservation Officer has been consulted as part of the application and has assessed all of the proposed changes will not have a 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'

The removal and infill of the existing night safe would have a negative effect on the character of the building as 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. 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. This could be managed by a condition.

Other alterations proposed to the building such as the removal of ATMs, security cameras and signage are not considered to have a negative impact on the listed building. Visually they will improve the building as they are modern features being removed

Taking into account the above, the proposals are considered to be well-designed through demonstrating compliance with local and national design policies and guidance, to which paragraph 134 of the NPPF attributes significant weight.

RECOMMENDATION

GRANT Subject to conditions:

1. The works must be begun not later than 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:-

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 unless 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 commence until a photographic and descriptive survey is submitted to and approved by the LPA. This survey should compile an accurate record of the state of the building at present - noting any and all historical fabric. Areas where works are proposed should be identified and the materials affected should be described for their type and age, relative to the construction of the building.

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

Reason for pre-commencement condition: The proposal affect the listed building and more information is needed detailing how the building shall be restored. To accord with Policies DM1 and the NPPF.

4. No development shall commence until a detailed schedule of works is submitted to and approved by the LPA. This schedule should include:
 - a. Methods and equipment used for the removal of exterior signage, transaction points, security infrastructure and corresponding repairs to stonework (any materials to be instated as part of these works must be specified as set out in condition 3)
 - b. Methods and equipment used in the removal of internal office furniture, doors, and partition walls

All method statements should include provisions to ensure no undue damage is incurred on historical building fabric. The works shall be undertaken in accordance with the approved details.

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

Reason for pre-commencement condition: The proposal affect the listed building and more information is needed detailing how the building shall be restored. To accord with Policies DM1 and the NPPF.

5. 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 order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

Reason for pre-commencement condition: The proposal affect the listed building and more information is needed detailing how the building shall be restored. To accord with Policies DM1 and the NPPF.

6. 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 it 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 order to preserve the historic fabric and architectural quality of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

Reason for pre-commencement condition: The proposal affect the listed building and more information is needed detailing how the building shall be restored. To accord with Policies DM1 and the NPPF.

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