

APPLICATION NUMBER: 23/01386/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/01386/LBC

CASE OFFICER

Catherine Fenghour

DETERMINATION DATE 16.02.2024 EXT OF TIME 12.03.2024

Address: St Marys C Of E Primary School Oldham Road Rochdale OL11 2HB

Proposal: Repair works including re-roofing, repairs to dormers and cupolas and renewal of gutters and rainwater goods

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

RECOMMENDATION	Approve subject to conditions
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CHECKED AND SIGNED OFF BY: RK

DATE: 13/03/2024

SITE

The application site is the grade II listed St Mary's Church of England School. The school was built in 1866 to a design by J M and H Taylor. It is constructed of coursed rubble with ashlar dressings and a slate roof.

The school was designed and built at the same time as the adjacent St Mary's Church, which is also grade II listed. Both the Church and School remain in their original use and are visually and physically linked.

PROPOSAL

The proposal is for the reroofing of the existing school building, with the reuse of existing slates where possible. The works will also include the replacement of lead work with terne coat steel, the refurbishment and replacement of rainwater goods and repairs to the dormer windows.

RELEVANT LEGISLATION AND PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990

16(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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.

National Planning Policy Framework (NPPF)

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 – Conserving and enhancing the historic environment

Adopted Rochdale Core Strategy (CS):

P2 - Protecting and enhancing character, landscape and heritage

G7 - Increasing the value of biodiversity and geodiversity

Unitary Development Plan (UDP):

No relevant saved policies

RELEVANT SITE HISTORY

Extensive planning history but none relevant to the current proposal.

CONSULTATION RESPONSES

Highways and Engineering

No comments regarding this application

Greater Manchester Ecology Unit

As you are aware the information submitted with the application includes a bat activity survey. This found the building to be repaired to support a day roost of common pipistrelle, albeit that only one survey was able to be undertaken for reasons stated in the report. Details of the mitigation measures that are required have been provided and these are acceptable. We are therefore satisfied that provided the mitigation measures are followed in full the favourable conservation status of bats would be maintained at this site.

As the works will require a licence from Natural England we would recommend that the following condition (BS4020:2013) be attached to any permission, if granted:

The following works, re-roofing, shall not in any circumstances commence unless the local planning authority has been a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations (Amendments) (EU Exit) 2019 authorizing the specified activity/development to go ahead

Environmental Health - Noise/Odours

This section has no objections to the proposals

Historic England

No advice offered in this case.

Conservation and Design

N/A

Joint Committee of National Amenity Societies

No comments received to date

REPRESENTATIONS

None received

ANALYSIS

Impact on Heritage Assets

The proposal is for the reroofing of the existing school building. The works also include: replacement flashing; renewal and refurbishment of rainwater goods and repairs to existing dormer windows. These elements are considered below:

Reroofing works

The proposed works include the removal of the existing slates from all of the building's roofs, including the cupola. The existing slates are proposed to be set aside, with new slates to make up any shortfall. The existing roof uses different slates set in bands across the roofs. To ensure that the existing pattern is maintained, samples are required by condition along with a methodology for the relaying, which is based on a prior record of the existing slate pattern.

The reroofing works also propose the insertion of insulation and a ventilated roof void. From the plans submitted, any increase to the height of the roof would be minimal and would not materially alter the appearance of the building.

There would inevitably result in the loss of some of the historic slates, through breakage. This loss would amount to less than substantial harm to the significance of the heritage asset. This harm can be partially mitigated through securing appropriate detailing as noted above. Additionally, it is noted that if the roofing works are not carried out, the condition of the building could deteriorate, potentially risking the loss of more historic fabric. Additionally, the works will help to improve the thermal efficiency of the building. Subject to conditions, it is considered that the harm is justified and outweighed by the identified heritage benefits.

Repairs to dormer windows

The plans indicate repairs of the existing dormer windows. However, the extent of the required repairs is not known at this stage. As such details of the repairs for each window shall be required by condition. Subject to this the proposal would have a neutral impact on the significance of the heritage asset.

The plans also show the flat roof dormer window to be recovered with rolled coat terne coat steel, rather than the existing felt. This is considered to be a heritage benefit as it would better reflect the historic material than the existing felt.

Metal work

The original plans proposed the leadwork to be replaced in lead. However, it has come to light that there have been recent lead thefts in the surrounding area. The use of new lead at low level may be at risk of theft, which could result in damage to the listed building. As such the plans have been changed to show a terne coated steel. Details of this will need to be secured by condition.

While there would be some harm to the significance of the building from the loss of the lead, it is considered that there would be a greater risk to the building if lead is re-laid and subsequently stolen. On this basis, the resultant less than substantial harm is considered to be justified.

Rainwater goods

Some of the rainwater goods would be retained and refurbished. Other areas would be replaced with new cast iron rainwater goods. There is a mix of metal and plastic rainwater goods. The replacement of the plastic rainwater goods will be a heritage benefit. Details of the proposed rainwater goods will be secured by condition.

Conclusions

While there would be some less than substantial harm from the reroofing works and associated works, this is clearly justified and would be largely mitigated through appropriate detailing. The proposed works would ensure the building remains in good condition and would also allow for thermal upgrading.

Subject to conditions the proposal would comply with NPPF Chapter 16 and Rochdale CS policy P2.

The proposed works would help to preserve the building and its features of special architectural and historic interest. It would comply with the requirements of the Planning (Conservation Areas and Listed Buildings) Act 1990.

Nature Conservation and Habitat Regulations Assessment

Local Planning Authorities have a duty to ensure compliance with the Conservation of Habitats and Species Regulations 2019 in carrying out their planning control duties. This is regardless of whether development is involved. The Wildlife and Countryside Act 1981 makes it a criminal offence to deliberately capture, injure or kill protected species. All species of bats are included as protected species.

The submitted bat surveys found roosting bats to be present on the site. As a European Protected Species has been recorded on site and is likely to be adversely affected by the proposed development, the Local Planning Authority must have regard to whether Natural England would be likely to subsequently grant the applicant a European Protected species licence under the Habitat Regulations. A licence under the Habitats Regulations can only be granted when it complies with the following criteria:

1. The development is of overriding public interest,
2. There are no suitable alternatives and
3. The favourable conservation status of the species will be maintained

In this case, the re-roofing works are required to prevent the deterioration of the grade II listed building. Without these works, there is a risk that the condition of the listed building could deteriorate and result in a loss of historic features of significance. As such, it is considered that the development is of overriding public interest and that there are no suitable alternatives.

The Greater Manchester Ecology Unit have been consulted on the proposal. They have advised that subject to a condition requiring the licence, the proposal would maintain the favourable conservation status of the species.

It is considered that such a condition would fail to meet the 6 tests in the NPPG, as it is covered by separate legislation. The applicant will be advised of the need for a licence prior to works commencing, by way of an informative. A condition will be imposed requiring the works to be carried out in accordance with the approved report and mitigation detailed therein.

In light of the above, the development would afford appropriate mitigation for protected species at the site and in this regard the application accords with policy G7 of the Core Strategy and the requirements of Chapter 15 of the NPPF.

RECOMMENDATION

The application is recommended for approval, subject to the following conditions:

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:

- SMP-SEV-XX-00-DR-A-01010 Rev. P01 – Site Plan – Existing

- SMP-SEV-XX-R1-DR-A-01100 Rev. P02- Proposed Site Scope of Works Plan
- SMP-SEV-XX-R1-DR-A-02002 Rev. P01 – Roof – Existing Plan
- SMP-SEV-XX-R1-DR-A-02012 Rev. P03 – Roof – Fabric Repair Plan
- SMP-SEV-XX-R1-DR-A-02013 Rev. P02 – Roof – Rainwater Goods Plan
- SMP-SEV-XX-XX-DR-A-03100 Rev. P02 – Sections AA Typical Roof Build-up and ridge detail; B-B Ext. Gutter; C-C Valley Gutter
- SMP-SEV-XX-XX-DR-A-03010 Rev. P03 – Elevation AA – Demolition and Repairs
- SMP-SEV-XX-XX-DR-A-03011 Rev. P03 – Elevation BB – Demolition and Repairs
- SMP-SEV-XX-XX-DR-A-03012 Rev. P02 – Elevation CC – Demolition and Repairs
- SMP-SEV-XX-XX-DR-A-03013 Rev. P02 – Elevation DD – Demolition and Repairs
- SMP-SEV-XX-XX-DR-A-03014 Rev. P02 – Elevation EE – Demolition and Repairs
- SMP-SEV-XX-XX-DR-A-3015 Rev. P03 – Section FF – Typical Dormer Window

The works shall be carried out in complete accordance with these plans hereby approved.

Reason: for the avoidance of doubt and to ensure a satisfactory standard of works 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 proposed works shall be carried out in strict accordance with the submitted 'Specification Rev. P03' by Seven Architecture.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990

4. Prior to any works to strip the existing roof covering, a methodology to reinstate the slates shall be submitted to and approved in writing by the local planning authority. This shall include a photographic record of the existing colour pattern, and details of how this will be matched with the new roof covering.

The works shall be carried out in complete accordance with the approved methodology.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. The existing slates must be carefully stripped from the roof, inspected for defects and set aside for reuse. Prior to their installation, samples of new slates shall be submitted to and approved in writing to the local planning authority. The new slates shall precisely match the existing slates in respect of unit dimensions, colour and texture.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. All new and replacement rainwater goods shall be fabricated in cast iron, painted black. Prior to their installation, details of the proposed rainwater goods shall be submitted to and approved in writing by the local planning authority.

The rainwater goods shall be installed in complete accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. Prior to any works to the dormer windows and cupolas, a scheme for their repair shall be submitted to and approved in writing by the local planning authority. This shall include details of any reroofing, timber repairs and repainting.

The works shall be carried out in complete accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. The works shall be carried out in strict accordance with the survey conclusions and recommendations set out in Sections: 6. Survey Conclusions & Recommendations and 7. Indicative Mitigation of the Dusk Survey Results by Tyrer Ecological Consultants Ltd, dated November 2023.

Reason: To ensure no harm is caused to protected species and to accord with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9. Prior to their use, a sample of the new terne-coated steel shall be submitted to and approved in writing by the local planning authority. The new terne-coated steel shall match the existing precisely in terms of colour and finish.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Procedure Statement

N/A

Notes for Applicant:

Please note the comments received on the application from the Greater Manchester Ecology Unit in regards to the submitted Dusk Survey.

No works shall commence on site until a licence has been issued by Natural England pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (Amendments) (EU Exit) 2019 authorizing the specified activity/development to go ahead.

Report Author Catherine Fenghour