

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 25/00582/LBC

Name and address for correspondence:	Applicant name:
Mrs Caroline Drake Donald Insall Associates Ltd Bridgeway House 5 Bridge Place Chester CH1 1SA	Ms Emma Robinson

Part 1 - Particulars of Application

Date of Application: 9 June 2025

Proposal:	Listed Building Consent for alterations and repairs to Grade II Listed Building consisting of; re-slating of roof, renewal of lead flashings and soakers and upgrade of roof insulation. New lead abutment gutter, replacement of hoppers and downpipes with cast iron fittings, renewal of rainwater goods together with repairs to the associated fleches, masonry and repairs/replacement of rooflights
Location:	Touchstones Arts And Heritage Centre , The Esplanade, Rochdale, OL16 1AQ

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - 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 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:-

Design, Access and Heritage Statement - received 10/06/2025
Roof Zone 2 Site Location Plan- received 10/06/2025
Roof Zone 2 Site Block Plan- received 10/06/2025
Roof Zone 2 Roof Plan as existing - received 10/06/2025
Section as existing - 1 - received 10/06/2025
Section as existing - A-A/B-B - received 10/06/2025
Zone 2 Elevation as existing-1 - received 10/06/2025
Zone 2 Elevation as existing-2 No 1201 - received 10/06/2025
Zone 2 Elevation as existing-2 No 1202 - received 10/06/2025
Zone 2 Elevation as existing-2 No 1203 - received 10/06/2025
Roof Zone 2 - Roof Plan as proposed - received 10/06/2025
Conservation Rooflight - Sketch Detail - As proposed - No 2102 received 10/06/2025

Zone 2 Elevation as proposed - No 2200 - received 10/06/2025
Zone 2 Elevation as proposed - No 2201 - received 10/06/2025
Zone 2 Elevation as proposed - No 2202 - received 10/06/2025
Zone 2 Elevation as proposed - No 2203 - received 10/06/2025
Roof Zone 2 - Roof Plan Latchway System Schematic - No 2600 - received 10/06/2025

Roof Zone 2 - Roof Plan as existing - Strip out - No 5000 - received 10/06/2025
Zone 2 Elevation - As existing 1-Strip Out No 5200 - received 10/06/2025
Zone 2 Elevation - As existing 2-Strip Out No 5201 - received 10/06/2025
Zone 2 Elevation - As existing 2-Strip Out No 5202 - received 10/06/2025

and the development shall be carried out in accordance with these drawings and documents hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works in accordance with the policies contained within the Core Strategy, Places for Everyone Joint Development Plan, the Unitary Development Plan and the National Planning Policy Framework.

- 3 No works to the ridge tiles shall be carried out until details of ridge tiles to be used on the building have first been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details thereafter.

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 No works to the repair of the roof structure shall take place until a method statement for those works has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details thereafter.

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 No works shall take place to the fleches until details including a repair schedule and method statement detailing the works, including details of any replacement timber and paint finishings, have first been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details thereafter.

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 No works shall take place to the repair/rebuild of the chimney including installation of metal capping until details of works have been submitted to and approved in writing by the Local Planning Authority. Details of works shall include the colour of the metal capping. The works shall be carried out in accordance with the duly approved details thereafter.

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 No works shall take place to the leadwork of the flat roof area until a methodology detailing the proposed works, materials and confirmation of the lead code have first been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details thereafter.

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 No works shall take place to the cast iron gutters and downpipes until details of the colour the paint to be applied externally to the gutter and the downpipes have first been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the duly approved details thereafter.

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.

- 9 The proposed gutters and downpipe shall be constructed in cast iron.

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.

- 10 The replacement rooflights hereby approved shall be of a conservation style and set flush to the roof, in accordance with details on approved plan 'Conservation Rooflight - Sketch Detail - As proposed - No 2102 received 10/06/2025'

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.

- 11 The slate hereby approved is as detailed in the email and attached images from R Mills of Donald Insall Associates to the local planning authority dated 12/06/2025 at 09:37 unless otherwise submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the materials as approved.

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.

Date Decision Issued 14 August 2025

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.

Article 35 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.