

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 22/01077/LBC

Name and address for correspondence:	Applicant name:
Miss Lia Jackson Rochdale Borough Council Number One Riverside Smith Street Rochdale OL16 1XU	Miss Lia Jackson

Part I - Particulars of Application

Date of Application: 11 November 2022

Proposal:	Dismantling, rebuilding and repair of grade II listed drinking fountain and trough in new location. Installation of 1.2m high railings
Location:	Land Opposite The White Hart, 701 Heywood Old Road, Middleton, OL10 2QL

Part II - 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 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

-Location Plan - 04 Rev A
-Elevations Plan - A1/200****/04
-Proposed Relocation of Trough Site Plan - Scheme -03 Rev D
-Heritage Statement by JW Conservation, dated August 2022

and the works shall be carried out in complete accordance with these plans 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 adopted Rochdale Core Strategy, the

saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 No development shall commence until a detailed schedule covering dismantling, storage, repairs and reconstruction of the structure, including timeframes shall be submitted to and approved in writing by the local planning authority. This schedule shall also include a detailed photographic survey of the structure. The works shall be carried out in accordance with this approved schedule.

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 development shall commence until designs for an interpretation board to be located near to the relocated fountain (or incorporated within any railings) shall be submitted to and approved in writing by the local planning authority. The board shall be installed in accordance with the approved details within 6 months following the relocation of the fountain.

Reason: In order to ensure public benefits of the scheme are delivered and 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 Notwithstanding the indicative details shown on the proposed plans, prior to their installation, full details including scaled drawings and proposed materials for any railings shall be submitted to and approved in writing by the local planning authority. Thereafter the railings shall be installed in accordance with the approved details.

Reason: to ensure that the proposed railings are acceptable in their context and do not detract from the character and appearance of the Conservation Area or the setting of the listed building, in accordance with NPPF chapter 16 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Date Decision Issued 12 April 2023

Daniela Ripa
Interim 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 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.