

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 24/01031/LBC

Name and address for correspondence:	Applicant name:
Mr Harrison Cohanim Architecture 207 Regent Street 3rd Floor London W1B 3HH	Ms Mercer

Part I - Particulars of Application

Date of Application: 16 October 2024

Proposal:	Proposed replacement of roof tiles and repairs and reinstatement works to existing chimney stacks.
Location:	190, 191 & 192 Dewhurst Road, Rochdale, OL12 9TW

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:
 - o Location Plan dated 15 October 2024
 - o Design, Access and Heritage Impact Statement dated 15 October 2024
 - o Existing and Proposed Chimney C1 Details Drawing 422-01-A002-2
 - o Proposed Chimney C2 Details Drawing 422-01-A004-2
 - o Proposed Chimney C3 Details Drawing 422-01-A006-2
 - o Proposed Chimney C4 Details Drawing 422-01-A008-2
 - o Existing and Proposed Roof Build-ups Drawing No 422-01-A009-1

And the works shall be carried out in complete accordance with these drawings and plans hereby approved unless otherwise separately required by condition below.

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.

- 3 Notwithstanding any details included within the application, no development shall take place until such time as full details of proposed materials for the roof replacement have been provided to and agreed in writing by the Local Planning Authority. For the avoidance of doubt, a sample of the proposed surfacing material shall be obtained and provided for assessment on site. Full details of the battens and ancillary materials shall also be provided. The works shall then be carried out in complete accordance with the duly approved details.

Reason: In the interests of preserving the character, appearance and longevity of the Listed Building and its setting in accordance with Policies P2, P3 & DM1 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan, the National Planning Policy Framework and Section 66 of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

- 4 The chimney repairs to C2, C3 and C4 shall be carried out in accordance with the approved plans and documents. Existing brickwork shall be reused wherever possible, with samples of new bricks if needed to be provided and approved in writing by the local planning authority prior to their use.

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 development shall take place until such time as full details of the mortar specification for the chimney re-constructions has been provided to and agreed in writing by the Local Planning Authority. The works shall then be carried out in complete accordance with the duly approved details.

Reason: In the interests of preserving the character, appearance and longevity of the Listed Building and its setting in accordance with Policies P2, P3 & DM1 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan, the National Planning Policy Framework and Section 66 of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

- 6 Notwithstanding any details included within the application, no development shall take place until such time as a full works methodology for the roof replacement and chimney repairs has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of preserving the character, appearance and longevity of the Listed Building and its setting in accordance with Policies P2, P3 & DM1 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan, the National Planning Policy Framework and Section 66 of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

- 7 All new and replacement flashings related to the proposed chimney restoration works shall be carried out using Code 5 lead.

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.

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.