



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: Rosalind.Gralton@Rochdale.Gov.UK
Our ref: 24/00410/DOC
Enquiries to: Rosalind Gralton
Direct Line: (01706) 925717
Date: 23 July 2024

Mr Luke Cooper
Architectural Emporium Ltd
87 Kempston Street
Liverpool
L3 8HE

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00410/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (Historic Floor) of Listed Building Consent 23/00624/LBC (Alterations to create a multifunctional arts and heritage centre: internal alterations to include a new performances space, artists studios, re-designed dining area, education and office spaces; external alterations to create outdoor dining area, creation of stair and door openings to east elevation, alterations to external access arrangements)
Location:	Touchstones Arts And Heritage Centre , The Esplanade, Rochdale, OL16 1AQ

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- No development shall commence of any internal works, until a method statement has been submitted detailing safeguarding measures for the historic floors to be retained, is submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be implemented in accordance with the approved details and retained as such thereafter

Reason for pre-commencement condition: The materials and method of any openings have the potential to materially affect the significance of the listed building. The fabric concerned is to an external elevation of high significance; any alteration to this elevation has the potential to significantly impact heritage significance and needs to be approached with a proportionally high standard of consideration prior to the commencement of any works to the site. This is in line with the stipulations set out in paragraph 16 of the NPPF.

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.

The details submitted, including Technical Data Sheet – Ockwells Twinshield LPS1207 Flame Retardant Board, submitted to the Council 02/05/2024, Floor Plan – Materials submitted to the Council 02/05/2024, and the supplementary letter reference 547.400.005 dated 02/05/2024, is acceptable and approved. The development shall be carried out in accordance with the approved details.

Yours faithfully,

Melanie Hale
Head of Planning Services