

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/01386/LBC

Name and address for correspondence:	Applicant name:
Mr Samuel Marner Seven Architecture 1.3 Waulk Mill 51 Bengal St Manchester M4 6LN United Kingdom	Mr Mark Platt

Part I - Particulars of Application

Date of Application: 22 December 2023

Proposal:	Repair works including re-roofing, repairs to dormers and cupolas and renewal of gutters and rainwater goods
Location:	St Marys C Of E Primary School , Oldham Road, Rochdale, OL11 2HB

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:
 - 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.

Date Decision Issued 13 March 2024

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.

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.