

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/01379/LBC

Name and address for correspondence:	Applicant name:
Mr Andrew Ruaux Bradshaw Gass and Hope LLP Bradshaw Gass and Hope LLP 21 Silverwell Street Bolton BL1 1PR United Kingdom	Mr Paul Harris

Part I - Particulars of Application

Date of Application: 28 March 2024

Proposal:	Works to repair and fully re-point spalling and structurally compromised stonework, repairs to the roof, ridges and ventilation turret, repairs to rotten windows and historic leaded glass, dismantling and re-building of structurally compromised oriel window, entrance gable and chimney with associated structural ties and support, refurbishment of rainwater goods, localised internal re-decoration, flashing and re-pointing of copings, repairs to existing asphalt roof and incorporation of new opening casements within existing window frames.
Location:	Milnrow Public Library, Newhey Road, Milnrow, OL16 3PS,

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:

- 2215.57.202 - Site Location Plan
- 2215.57.302 P4 - Roof Plan and Proposed Works
- 2215.57.303 P2 - Existing Floor Plans Internal Repair Works

- 2215.57.403 P2 - Existing North West and South West Elevations - Proposed Repair Work
- 2215.57.404 P3 - North East and South East Elevations - Proposed Works
- 2215.57.405 P2 - South West Elevation Repair Works - Enlarged
- 2215.57.406 P2 - Existing Sections A-A to D-D - Proposed Works
- 2215.57.407 P3 - Coping Repair Works
- 2215.57.601 P2 - Proposed Roof Repairs - Details Sheet 1
- 2215.57.602 P2 - Proposed Roof Repairs - Details Sheet 2
- 2215.57.603 P1 - Proposed Roof Repairs - Details Sheet 3
- 2215.57.701 P2 - Repairs to Windows and Glazing
- 2215.57.801 P2 - Existing Sections A-A and C-C
- 2215.57.802 P1 - Existing Construction Detail of the Entrance Gable and Scope of Works
- Design, Access and Impact Statement - November 2023
- Milnrow Library - Repair Works - Architectural Specification Tender Draft
- Milnrow Library - Evening Bat Surveys - June 2024
- Milnrow Library - Methodology in case of encountering bats during the works
- Milnrow Library - Method Statement - Masonry Works

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works 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.

- 3 Prior to any works taking place to dismantle the front gable, a method statement for the dismantling and rebuilding of this feature shall be submitted to and approved in writing by the local planning authority. The method statement shall include a photographic record of the existing, as well as covering the methods for dismantling, storage and protection of retained materials, repair and rebuilding works.

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 If any additional stone repairs are identified during the works, details of the method of repair shall be submitted to and approved in writing by the local authority, prior to these repairs taking place.

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 chimney repairs shall be carried out in accordance with the approved plans and specification. Existing stone and brickwork shall be reused wherever possible, with samples of new bricks and stone, where 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.

- 6 Prior to any works taking place to dismantle the oriel window, a method statement shall be submitted to and approved in writing by the local planning authority. This shall include details of the method of dismantling, storage and protection of the oriel window during the works and its reinstatement.

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 taking place to repair and reinstate the leaded windows, a method statement shall be submitted to and approved in writing by the local planning authority. The method statement shall include details of the means of dismantling, protection and storage, repair and reinstatement of the leaded and stained glass windows, including those temporarily removed as part of the emergency works.

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 Prior to their installation, large scale details of all new timber windows (1:10 or 1:5) shall be submitted to and approved in writing by the local planning authority. These details shall include the set back from the face, sections through the head, jamb and cill and details and details glazing bars and openers;

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 Samples of all new stone shall be provided on site for inspection and approved in writing by the local planning authority prior to its 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.

- 10 Existing slates should be reused wherever possible. Any new slates shall match the existing roofing materials precisely in respect of unit dimensions, colour and texture and samples of all new slates shall be provided on site for inspection 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.

- 11 Prior to its use, a specification for the lime mortar shall be submitted to and approved in writing by the local planning authority.

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.

- 12 All removal of existing mortar shall take place using hand (non-power tools only) unless in the case of a hard cementitious mortar, removal with non-power tools proves impractical. In this case, mortar removal shall take place in accordance with paragraph 150(1) of the approved specification, and a sample panel shall be made available on site and approved in writing by the local planning authority prior to the use of these tools. The works shall then be carried out in accordance with the agreed sample panel.

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.

- 13 The internal repairs and finishes shall be carried out in accordance with the details set out within the approved Architectural Specification Tender Draft, unless otherwise agreed in writing.

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.

- 14 The building works shall be carried out in strict accordance with the approved document 'Milnrow Library 2024 - Methodology in case of encountering bats during the works'

Reason: To ensure that protected species are not harmed during building works

Date Decision Issued 19 July 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.

Work that will impact on habitats where nesting birds may be present (for example demolition of a building or works to trees and other vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March - August) unless suitable checks for active bird nests have been undertaken.