

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/01005/LBC

Name and address for correspondence:	Applicant name:
Mr Farhan Rama Archirama Ltd 3 Parkgate Ave Withington Manchester M203BZ	co agent

Part I - Particulars of Application

Date of Application: 23 October 2023

Proposal:	Change of use from offices (Class E) to 5 apartments including the insertion of new ground and first floor side windows, ground floor infill extension to side elevation, internal alterations including new staircase, wall openings and new partition walls. Erection of 90mm boundary walls to rear parking area (Re-submission of 22/01392/FUL)
Location:	132 Drake Street, Rochdale, OL16 1PN

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:

Internal survey & schedule of works Rev A dated 12th November 2024
Received 13th November 2024.

Drawing No: PL02 Rev C [Proposed Elevations & Floor Plans]
Drawing No: PL03 Rev C - Proposed Site/Block Plan
Received 14th November 2024:

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

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.

- 3 The works shall be carried out in strict accordance with the approved Schedule of Internal 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 Prior to commencement of any external works, a full schedule of external repairs and works shall be submitted to and approved in writing by the local planning authority. This shall include a scheme for the repair and reinstatement of the walled garden to the front of the property and the shopfront along the side elevation. 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.

- 5 Prior to their installation, large scale drawings (1:20, 1:10 or 1:5) shall be submitted to and approved by the local planning authority showing details of the following:

- a. New and replacement windows, including elevations, the set back from face brickwork, sections through the head, jamb and cill, and details of stile, mullions, meeting rails and glazing bars. For the avoidance of doubt all new and replacement windows shall be fabricated in timber.
- b. New and replacement doors, door casings and surrounds
- c. New and replacement rainwater goods, soil and vent pipes. For the avoidance of doubt, these shall be cast metal and painted black.
- d. Vents, extractor fans and flues
- e. Meter boxes, alarms, security lighting and video cameras

The works shall then 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.

- 6 Prior to any demolition or removal works taking place, a methodology for demolition and making good shall be submitted to and approved in writing by the local planning authority. The works shall then be carried out in 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 A schedule of all new and existing repaired internal surface materials, including walls, ceilings and floors, indicating the proposed finish and decoration to be used, shall be submitted to and approved in writing by the local planning authority before the works are undertaken. The works shall then be carried out in accordance with the agreed 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.

- 8 Prior to commencement of works, a full schedule of internal and external joinery shall be submitted to and approved in writing by the local planning authority. This shall include large scale drawings (1:20, 1:10 or 1:5) of any proposed, reinstated, removed and new joinery. 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.

- 9 No development shall commence (including any demolition/removal) until details of all proposed and retained boundary treatments has been submitted to, and approved in writing by, the Local Planning Authority. This shall include samples of materials. The approved works shall then 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.

- 10 No development to which this permission relates shall commence until a programme of historic building recording (level 3) and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure adequate recording of the historic environment in accordance with policy JP-P2 of Places for Everyone Joint Development Plan, policy P2 of the adopted Core Strategy and the National Planning Policy Framework.

Date Decision Issued 28 November 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.

The applicant is advised that some of the existing windows are unauthorised. The Listed Building Consent hereby approved includes the reinstatement of appropriate timber windows.