

APPLICATION NUMBER: 23/01076/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01076/FUL	Hamish Rigg	11/01/2024

Address: Salvation Army, Newgate, Rochdale, OL16 1AW

Proposal: Replacement of all existing windows and new canopy over the front entrance.

PUBLICITY	Weekly list expired?	yes	Site notice expired?	yes
	Neighbour letters expired?	N/A	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	NO	Contrary to national policy?	NO
	Applicant a Council Member or officer?	NO	Contrary to previous decision?	N/A
	Major with 10 or more objections and recommending approval?	N/A	Called in or Planning Panel objection?	NO

COMMENTS	Planning Panel comments received?	NO
	Neighbour comments received?	NO

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	NO
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	Grant subject to conditions
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CHECKED AND SIGNED OFF BY: RK

DATE: 30/01/2024

SITE

The application relates to The Salvation Army building on Newgate in Rochdale Town Centre, a large, detached, two-storey building. Newgate is a main road connecting the A58 with the town centre, accommodating a considerable amount of vehicular traffic. The site is in a prominent and dense location, and in close proximity to numerous public amenities, thus has numerous vantage points. The site falls just outside of Rochdale Town Centre Conservation Area, the curtilage of which runs along the south side of Newgate.

The property faces south, overlooking the public highway, although it is set back from the roadside. To the north and east, the site is enclaved by Rochdale Exchange Shopping Centre, which stands several metres from the applicant building. To the west is an adjacent car park, and an access road for trade vehicles entering the shopping centre.

PROPOSAL

Permission is sought for the replacement of all existing windows on the south, west, and east elevations, as well as a new canopy and sign on the south elevation above the entrance door.

The proposed fenestration would be comprised of aluminium window and door frames, with a purple-red satin finish. The existing insulated panels would use a matching colour finish.

The proposed canopy would use an aluminium frame with a purple-red finish, and a concave polycarbonate roof. The canopy would measure approx. 7.9m in height, 8.5m in width, and 5.4m in depth. The sign above the canopy consists of a red 'shield' featuring 'The Salvation Army' written in white lettering. The sign measures approx. 1.3sqm.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – December 2023

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development
- T2 Improving accessibility
- DM1 General development requirements

Unitary Development Plan (UDP):

- G/D/1 Defined Urban Area
- BE/17 – New Development affecting Conservation Areas

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Due to the location, neighbour consultation was not required. A site notice was displayed 01/11/2023 indicating that the development affected the character of a conservation area. No comments were received.

ANALYSIS

Heritage and design

Policies P1, P3 and DM3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. In addition, paragraphs 128 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 139 states that development that is not well designed should be refused.

In addition, Policy P2 of the Core Strategy promotes the protection and enhancement of the borough's character, landscape, and heritage, including key heritage assets such as its conservation areas. The application lies adjacent to Central Rochdale Conservation Area. Paragraph 201 of the NPPF states that local planning authorities should identify and assess the significance of any heritage assets that may be affected by a proposal, including that which affects the setting of a heritage asset. Under paragraph 203, the NPPF goes on to say that LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets.

In respect of the existing building, the blue fenestration and blue insulated panels are not deemed to hold particular architectural merit and are considered to comprise a relatively uncomfortable contrast to the main building. The current mullion design appears excessive, whilst the blue panels clash with the brickwork. Permission is sought to replace all windows with a simplified design, making use of the existing openings. The proposal includes a red/purple (RAL 3004) satin finish. Whilst the proposed window design and aluminium frames are acceptable, the proposed red/purple finish could appear more conspicuous than the existing solution and, the overall design of the proposed fenestration would be an improvement on the existing due to its simplicity and uniformity. Furthermore, whilst the proposed red/purple finish is not necessarily conventional, it would complement the brickwork more than the existing blue and white colour scheme.

It is noted that the site is close to the boundary of the Rochdale Town Centre Conservation Area and the Memorial Gardens. However it is considered that the proposals and the building do not feature in key views of either heritage asset and therefore the development proposals would have a neutral impact on heritage assets.

The proposed canopy is similarly acceptable in design. The canopy is modest in its scale and uses a sleek contemporary design which remains subservient to the host dwelling. The sign is of an appropriate scale and design which would not appear distracting or unsightly.

Overall, the proposed design accords with policies P1, P2, and P3 of The Core Strategy and the NPPF. Whilst it is not an especially high quality design, it would be considered an upgrade on the existing fenestration and paintwork. As such, the impact of the proposed development on the adjacent conservation area would be neutral, posing no additional harm, and complying with Paragraphs 201 and 203 of the NPPF

RECOMMENDATION

Grant subject to conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:

- Location Plan REV A: 03A
- Site Plan REV A: 04A
- Proposed elevations: 02

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

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. The replacement windows hereby approved shall be finished in RAL 3004 Purple Red or similar and shall be retained and maintained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Report Author Hamish Rigg