

APPLICATION NUMBER: 23/00216/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/00216/LBC

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 24.01.2024 EXT OF TIME 11/10/2024

Address: Vintage Works Cdt Falinge Park Falinge Road Rochdale OL12 6JE

Proposal: Listed building consent for various upgrading works including: re-roofing and thermal upgrades, new rainwater goods, repointing, instating a security bar scheme to windows, replacing windows where needed, updating MEP services, and re-plastering and re-finishing throughout

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	NA
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Onbase?	NA
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	n/a

RECOMMENDATION

APPROVE SUBJECT TO CONDITIONS

SITE

Falinge Park is a Grade II registered Park and Garden located in the Spotland and Falinge ward of Rochdale approx. 0.8km northeast of the town centre. Located centrally within the park lies a Grade II structure - Falinge Hall and its associated buildings and pavilion, built in the late 18th century. To the north of the Hall is an enclosed structure currently in use as a store for garden equipment and a community bus. The enclosed walls of the compound form part of the historic structures associated with the park.

Both Falinge Hall and its grounds were gifted to the Rochdale Corporation in 1894 after the house had fallen into a state of disrepair. Subsequently, given to the town in 1902, the Park was formally opened in 1905 and extended in 1911. The Park is a registered Park and Garden (grade II).

Much of the Hall was demolished in the mid-20th century, leaving only the façade and the wings and the former coach houses and stables. The surviving buildings and façade are listed at grade II for their special architectural and historic interest.

PROPOSAL

The proposed works relate to these buildings and comprise the following:

- Repointing of all buildings
- Removal of modern plant
- Replacement of roller-shutters with window railings
- Replacement windows and doors
- Replastering and decorating of the café
- Roof repairs, including re-roofing
- Replacement rainwater goods
- Removal of gas pipework
- Replacement and upgrading of existing services

RELEVANT PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990

16(2) - In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework (NPPF)

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 – Conserving and enhancing the historic environment

Places for Everyone (PfE)

JP-G8 – A Net Enhancement of Biodiversity and Geodiversity

JP-P2 – Heritage

Adopted Rochdale Core Strategy (CS):

P2 - Protecting and enhancing character, landscape and heritage
G7 – Increasing the value of biodiversity and geodiversity

Unitary Development Plan (UDP):

No relevant saved policies

RELEVANT SITE HISTORY

23/00906/FUL - Erection of 3m high and 2m high temporary security fencing around an existing compound for a period of up to 3 years – Grant subject to conditions

CONSULTATION RESPONSES

Conservation and Design

No objections subject to conditions to provide details of materials, method of construction and repairs, details of doors, rainwater goods, methodology of roof repairs, large scale detail of window and doors.

Joint Committee Of National Amenity Societies

No comments received to date

Historic England

No comments to make

The Garden's Trust

No comments to make

Greater Manchester Ecology Unit

No objections subject to condition regarding compliance. Informative attached regarding bat license to be obtained from Natural England.

REPRESENTATIONS

The application was publicised by way of neighbour notification, site notice and press notice. One objection was received which raised concerns stating the following

'Green corridor plus tree roots and branches must not be effected. Listed protection'.

ANALYSIS

Assessment of the impact on the Listed Building

The proposal affects two areas within the listed buildings: the playbarn and gardeners store (considered one building), as well as the cafe, on the western side of the pavilion.

The Conservation Officer's comments lead the analysis of the proposal, and consider each of the proposals in turn, provided below:

'The proposed works relate to these buildings and comprise the following:

- *Repointing of all buildings*

- Removal of modern plant
- Replacement of roller-shutters with window railings
- Replacement windows and doors
- Replastering and decorating of the café
- Roof repairs, including re-roofing
- Replacement rainwater goods
- Removal of gas pipework
- Replacement and upgrading of existing services

These elements are considered below:

Repointing works

The existing pointing is a mix of cement and lime. The removal of cementitious pointing and replacement with lime will improve the appearance of the building and will also enable the building to breathe. A mortar specification should be agreed in writing, following samples on site. All removal of defective pointing should take place by hand, and power tools should not be used, due to the risk of masonry being damaged.

Subject to the above conditions, the repointing works would constitute a heritage benefit.

Removal of modern plant, pipework and services

The plans include the removal of redundant services and plant, including the extraction vent to the rear of the cafe. Subject to details and a condition requiring making good of affected areas, using appropriate materials, this would constitute a heritage benefit

Replacement of roller-shutters, windows and doors

In recent years, the park has been the target of anti-social behaviour. Many of the existing windows and doors have been covered by roller-shutters. These are unsightly and detract from the character and appearance of the building. Their proposed replacement with railings is welcomed. However, further details of their design, means of fitting and the making good following the removal of the roller shutter.

The submitted plans also indicate that some of the existing windows and doors would be replaced as necessary, including those to the bathroom to allow for ventilation. Prior to these works taking place, a full schedule of windows and doors are required, along with large scale details of the proposed replacements.

Re-plastering and re-decorating of the café

The existing café area has modern finishes. In principle, there is no objection to the re-plastering and redecoration of this area. However, appropriate details will need to be achieved through condition.

Re-roofing works

Many of the roofs are in a poor state of repair. The works include for the re-roofing of the café and garden store with new like for like replacement of the corrugated and flat roof areas. The replacement of the flat roofs and the corrugated metal roofs on a like for like basis would have a neutral impact on the significance of the building. Details of the new roofs should be secured by condition.

A methodology for the reroofing of the hipped roofs should be submitted. This should include details of the roof build up, including any insulation. Existing slates

and tiles should be reused wherever possible. New materials should match the existing precisely and samples should be provided for approval on site.

Replacement rainwater goods

The replacement of rainwater goods to the garden store would be a heritage benefit, as there would be a visual improvement from the removal of the UPVC, as well as an improvement to the fabric, from functioning rainwater goods.

Conclusions

In principle the proposed works could enhance the significance of the heritage assets, through the removal of inappropriate additions and repairs to the fabric. However, further details are required to ensure that these benefits are realised. In the event that listed building consent is granted the following conditions should be imposed:

- *Lime mortar specification and trial sample*
- *No power tools to be used in removal of existing pointing*
- *Schedule of repairs and finishes (internal and external), including making good following removal of services*
- *Samples of materials*
- *Schedule of windows and doors*
- *Large scale details of new windows, doors and security railings*
- *Details of rainwater goods*
- *Methodology for roof repairs, including large scale details of roof build up'*

The case officer concurs with the findings of the Conservation Officer, and suitable conditions have been secured to the decision notice.

Ecology and Protected Species

A preliminary bat roost assessment was submitted as part of the application. The survey showed bats were recorded in one of the buildings to be affected by the proposals. The Greater Manchester Ecology Unit were consulted as part of the application and reviewed the findings, noting the roost recorded was of low status, and an acceptable mitigation strategy was proposed in the submitted Bat Survey Report.

No objections were raised, however bat mitigation measures should be required to be implemented in full by condition to any permission granted. Additionally, an informative is secured ensuring the applicant is aware any works which could cause harm to bats require a license from Natural England to be obtained, which is separate to the granting of this Listed Building Consent.

RECOMMENDATION

1. The works must be begun not later than 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:-

Existing Elevations 1 – Drawing No 001
Existing Elevations 2 – Drawing No 002
Existing Elevations 3 – Drawing No 003 – Front Elevation
Proposed Elevation 1 – Drawing No 004
Proposed Elevations 2 – Drawing No 005
Proposed Elevations 3 – Drawing No 006

Existing Playbarn/Gardeners Store Floor/Roof Plan – Drawing No No 2454-003 Rev A
Existing Café Floor and Roof Plans – Drawing No 2454-004 Rev A
Proposed Playbarn/Gardeners Store Floor/Roof Plan – Drawing No No 2454-011 Rev A
Proposed Café Floor and Roof Plans – Drawing No 2454-012 Rev A

Existing Site Plan – Drawing No 2454-002 Rev A
Proposed Site Plan – Drawing No 2454-010 Rev A
Location Plan – Drawing No 2454-001 Rev A

and the works shall be carried out in accordance with these drawings and documents hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works in accordance with the policies contained within the Core Strategy, the Unitary Development Plan and the National Planning Policy Framework.

3. Notwithstanding details on the approved plans, no works shall take place until samples of all materials to be used on the buildings both internally and externally, are submitted to and approved in writing by the Local Planning Authority. The works hereby approved shall be implemented in accordance with the approved details and retained as such thereafter

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. No works shall take place until a specification for a lime mortar mix to be used in the repair of external walls and the extension and a trial sample panel has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved mortar mix only.

Reason: In order to preserve the historic fabric and architectural quality of the listed buildings in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Notwithstanding the approved plans, no works shall commence until a full schedule of repairs and finishes, both internal and external, including the making good following removal of existing services, is submitted to and approved in writing by the Local Planning Authority. The works hereby approved shall be implemented in accordance with the approved details and they shall be retained as such thereafter.

Reason: In order to preserve the historic fabric and architectural quality of the listed buildings in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. All removal of existing mortar shall take place using hand (non-power tools only).

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. Notwithstanding the approved plans, no works shall commence until large scale details (at a scale of 1:10 or 1:20) of all new windows (including the longitudinal and cross-sectional detailing, surround, cill and lintel detailing, and means of opening together with any finished treatment), doors and security railings, including their design, means of fitting and the making good following the removal of the roller shutter, are 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 they shall be retained as such thereafter.

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. All new and replacement rainwater goods shall be cast metal and painted black.

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 repair works shall take place to the roof until a method statement including methodology for the repairs, is submitted to and approved in writing by the Local Planning Authority. The details shall include large scale drawings and details of the roof build up. The development hereby approved shall be implemented in accordance with the approved details and retained as such thereafter.

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. The building works shall be carried out in strict accordance with the approved document 'Falinge Park Hall, Falinge Park, Rochdale, OL12 6JE – Bats: Building Inspection and Activity Surveys' prepared by Simply Ecology Ltd dated June 2024.

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

Procedure Statement

Not applicable

Notes for Applicant:

1. Under the Wildlife and Countryside Act 1981 it is an offence to capture, injure or kill a bat, deliberately disturb a bat, or damage or destroy a bat roost. As

bats have been recorded on site, a license will be required by Natural England pursuant to Section 55 of The Conservation of Habitats and Species Regulations 2017 prior to any works taking place. Planning consent does not provide a defence against prosecution under this Act.

Report Author Rosalind Gralton