

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 24/00169/LBC

Name and address for correspondence:	Applicant name:
Ms Ruth Sienkiewicz Seven Architecture Clarendon House Victoria Avenue Harrogate HG1 1JD	Hopwood Hall College

Part I - Particulars of Application

Date of Application: 19 February 2024

Proposal:	Listed Building Consent for works to Grade II Listed Building consisting; facilitate future repair and refurbishment, includes concrete testing to frame, external wall investigation works, ground slab investigation works, removal of damaged building fabric & asbestos and creation of path to perimeter of building for access
Location:	Hopwood Hall Chapel, Hopwood Hall College , Rochdale Road, Middleton, M24 6XH

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 permission relates to the following plans and documents:

- HCO-SEV-ZZ-ZZ-DR-A-00500 P01 - Site Location Plan
- HCO-SEV-ZZ-00-DR-A-00503 P02 - Proposed Site Plan -Enabling Works
- HCO-SEV-ZZ-00-DR-A-00580 P03 - Ground Floor Plan showing Enabling Works
- HCO-SEV-ZZ-ZZ-DR-A-00583 P01 - Existing Elevations showing Enabling Works

- HCO-SEV-ZZ-ZZ-DR-A-00584 P01 - Existing Sections showing Enabling Works
- Schedule of Works, reference HCO-SEV-XX-XX-RP-A-09900 P01, Dated 15 February 2024
- Preliminary Ecological Appraisal Report BY SEED Arboricultural Ltd, reference 1697B-PEA-V1-A
- Reasonable Avoidance Measures for Bats, by SEED Arboricultural Ltd, received 14 May 2024
- Asbestos Refurbishment Survey by A & L Consultants Ltd, reference 37263
- Product Data Sheet - Sikagard-675 W GB Elastocolor

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

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

- 3 The works shall take place in accordance with the approved Reasonable Avoidance Measures for bats, provided by SEED Arboriculture Ltd, received on 14 May 2014

Reason: to ensure that any bats on or around the site are protected during the works and to accord with policies GM7 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 Prior to any works taking place to remove the asbestos from the site, a method statement shall be provided for its removal. This shall include a scheme for the protection of existing features during the removal works, as well as details of the tools to be used and methods for removal.

Reason: to minimise any damage to the existing features, as a result of the asbestos removal works.

- 5 Prior to any works to remove the asbestos taking place, the following shall be provided to and agreed in writing by the local planning authority:
 - A full photographic record of the existing asbestos finishes
 - A detailed plan showing how the existing asbestos finishes will be replicated with the new material
 - Details and samples of the new material to match the existing as far as possible, in terms of colour, texture and appearance.

Reason: to ensure that the replacement for the asbestos cladding matches the existing insofar as possible in terms of colour, texture and appearance, in order to preserve the special architectural and historic interest of the listed building.

- 6 All concrete repairs shall be carried out in accordance with the approved schedule of works, using Sikagard-675 W GB ElastoColor in RAL colour 7044.

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 31 May 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 that planning permission is required in addition to listed building consent for the proposed perimeter path.