

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 24/00282/LBC

Name and address for correspondence:	Applicant name:
Mr Luke Cooper Architectural Emporium Ltd 87 Kempston Street Liverpool L3 8HE	Emma Robinson

Part 1 - Particulars of Application

Date of Application: 12 April 2024

Proposal:	Internal works proposed to first floor galleries, including replacement of exhibition boards, reinstatement of original ventilation systems, installation of new and replacement heating systems, installation and relocation of internal partitions, installation of new LED lighting systems, and minor works to mechanical and electrical services
Location:	Touchstones Arts And Heritage Centre , The Esplanade, Rochdale, OL16 1AQ

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - 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 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:-

Location Plan - Drawing No FF-1.001-A
Existing Block Plan - Drawing No FF-1.002-
Proposed Block Plan - Drawing No FF-1.003-
'Heating Layout First Floor - Drawing No 4025-SHA-XX-01-DR-M-1000-S2-RevP1 - prepared by Steven A. Hunt & Associates
Galleries 01-04 Historic Photographs - Drawing No FF-1.010-
Existing First Floor Plan - Drawing No FF-1.100-
Proposed First Floor Plan - Drawing No - FF-1.110-
Existing Internal Elevations_Gallery01 - Drawing No FF-1.211
Existing Internal Elevations_Gallery02 - Drawing No FF-1.212
Existing Internal Elections Gallery03 - Drawing No FF-1.213
Existing Internal Elevations_Gallery04 - Drawing No FF-1.214
Venting Detail - Existing and Proposed - Drawing No FF-1.300
Grill Detail - Section and Elevation - Drawing No FF.1.301
Proposed Internal Elevations_Gallery 01 - Drawing No FF-1.311
Proposed Internal Elevations_Gallery 02 - Drawing No FF-1.312
Proposed Internal Elevations_Gallery 03 - Drawing No FF.1.313
Proposed Internal Elevations_Gallery 04 - Drawing No FF.1.314
Visuals - Gallery 04 Perspective Section - Drawing No FF-1.500
Visuals - Gallery 04 Render 01 - Drawing No FF-1.600
Visuals - Gallery 04 Render 02 - Drawing No FF-1.601

and the development shall be carried out in accordance with these 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 Core Strategy, the Unitary Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding the approved plans, no works to exhibition boards shall commence until a method statement, including detail of any and all tools to be used and the amount of historic fabric to be removed throughout the course of the works, is submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this should cover the method of removal, method of installation and include large scale details of the installation of the exhibition boards including details of their materiality and fixing. The development hereby approved shall be implemented in accordance with the approved details and they shall be retained as such thereafter.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

- 4 Notwithstanding the approved plans, no works to the creation of any external openings or localised removal of brick work in order to facilitate the ventilation system, shall

commence until a method statement, including detail of all tools to be used and the amount of historic fabric to be removed throughout the course of the works, and include details of making good, is 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: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework

- 5 Notwithstanding any details on the approved plans, works to the new proposed doors shall not commence until full details including product specifications of new doors, fixtures and fittings, cross-section and elevation details, glazing, and signage, have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved method statement and details and they shall be retained as approved thereafter.

Reason: In order to ensure use of an appropriate design and materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

- 6 Notwithstanding any details on the approved plans, the installation of any climate control units shall not be commenced until full details including full product specifications, fixtures and fittings, cross-section and elevation details, have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved method statement and details and they shall be retained as approved thereafter.

Reason: In order to ensure use of an appropriate design and materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

- 7 Notwithstanding the approved plans, no works involving the proposed partitions at first floor level shall take place until a method statement, full architectural details, including elevations and cross-sections, of the partitions to be instated have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, any detail must show the proposed partitions' interaction with historic or extant fabric. The approved submitted details and plans shall be implemented in accordance with the approved plans and retained as such thereafter.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

- 8 The blinds hereby consented shall be installed to match the existing in terms of their materiality, colour and method of fixing.

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 23 April 2025

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.