

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00249/FUL	Claire Ringwood	11 th October 2024

Address: Barclays Bank, 1 Yorkshire Street, Rochdale, OL16 1BH

Proposal: External alterations to building and façade 'made good' following the removal of existing signage, CCTV and ATM's. Internal alterations to include removal of fittings, counters and loose furniture.

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

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

COMMENTS	Planning Panel comments received?	N/A
	Neighbour comments received?	N/A

EIA	Screening opinion completed and saved to Onbase?	N/A
-----	--	-----

CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	Grant subject to conditions
----------------	-----------------------------

CHECKED AND SIGNED OFF BY: RG

DATE: 27 January 2025

SITE

The application site is an attractive three story stone front building within the Rochdale Town Centre Conservation Area. The building is designated as a Non-Designated Heritage Asset. The building is currently vacant and was previously occupied by Barclays Bank. The application site is within the immediate setting of a number of listed buildings and occupies a prominent corner position within the town centre and is adjacent to the River Roch and within close proximity to the Town Hall.

The site falls within Rochdale Town Centre and a Defined Urban Area (Policies G/S/1, S/5 and G/D/1 of the saved Unitary Development Plan 2006).

PROPOSAL

The proposal relates to a number of external and internal alterations as follow:

Externally

Individual signage letters removed and made good *[already removed]*
Projecting sign removed and made good *[already removed]*
Branch nameplate removed and made good *[already removed]*
Letter box to be sealed internally
Alarm box to be removed and made good
CCTV camera removed and made good
ATMs removed and existing aperture to be infilled with stonework to match existing

Internally

Barclays fittings to be removed from all floors
Cashier counters to be removed from ground floor
Loose furniture removed from all floors

PLANS AND DOCUMENTS SUBMITTED

Drawing No: BY109199_302 Rev A – Ground Floor Layout As Existing
Drawing No: BY109199_312 – Ground Floor Layout As Proposed
Drawing No: BY109199_321 Rev A – Front Elevation As Existing
Drawing No: BY109199_322 Rev A – Side Elevation As Existing
Drawing No: BY109199_331 – Front Elevation As Proposed
Drawing No: BY109199_332 – Side Elevation As Proposed
Heritage Statement by ISG, Ref: BY109199
Photographs by ISG, Ref: BY109137
Received 11th March 2024

Drawing No: BY109199_341 – Block Plan
Received 24th April 2024

Block Plan
Drawing No: BY109199_341 – Block Plan
Heritage Statement by ISG, Ref: BY109129
Methodology by Capital Stone Renovation Ltd dated 28/06/2024
Received 8th July 2024

Location Plan
Received 14th August 2024

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-S1: Sustainable Development
JP-J1: Supporting Long-Term Economic Growth
JP-P1: Sustainable Places
JP-P2: Heritage
JP-C8: Transport Requirements of New Development

Rochdale Core Strategy:

The following policies of the adopted Rochdale Core Strategy are relevant:-

SO1	Delivering a more prosperous economy
E1	Establishing thriving town, district and local centres
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
T2	Improving accessibility
DM1	General development requirements

Relevant saved Rochdale Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
G/S/1	Hierarchy and Role of Centres
S/4	Secondary and Central Shopping Areas
BE/17	New Development Affecting Conservation Areas

Supplementary Planning Documents (SPD):

Supplementary Planning Document 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

88/D21881 - Installation Of Cash Dispenser. Approved 18/08/1988.

89/D23675 - Alterations To Front Elevation Of Bank Premises. Refused 12/10/1989.

92/D28183 - Installations Of Telecommunications Antenna. Withdrawn 02/06/1992.

95/D31994 - Resiting Of One Wall Cash Dispenser And One Nightsafe. Approved 18/07/1995.

00/A5018 - 2 Internally Illuminated Fascia Signs And 1 Non-Illuminated Projecting Sign. Approved 05/09/2000.

04/A5339 - Installation Of One Internally Illuminated Light Box To A.T.M Fascia. Approved 03/04/2004.

05/D44793 - Installation Of 7 External Condenser Units Including Removal Of Existing Unit. Withdrawn 12/02/2005.

05/D44977 - Installation Of Six External Condenser Units (Retrospective) (Resubmission D44793). Refused 18/04/2005.

12/A5964 - Installation Of Two Internally Illuminated Fascia Signs And One Internally Illuminated Projecting Sign. Approved 16/05/2012.

14/00846/FUL - Installation of new additional external condenser unit on top of flat roof area at the rear elevation. Approved 11/11/2014.

SUMMARY OF CONSULTATION RESPONSES

Highways

No highways concerns regarding this proposal with the exception of concerns regarding damage to the highway caused by the works taking place. Please can we condition a dilapidation survey of the highway in advance of works taking place with any damage apparent repaired upon completion.

[Officer Note: Officers do not consider a dilapidation survey is appropriate in this instance as the proposed works are minor with many only requiring the removal of items from inside the building.]

Conservation Officer

No objection subject to conditions.

REPRESENTATIONS

The application has been publicised with a press notice, a site notice and neighbour notification letters. No letters of representation have been received.

ANALYSIS

The application site is the former Barclays Bank, which lies on the corner of The Esplanade and Yorkshire Street within Rochdale Town Centre. Originally constructed as Fentons Bank, it is constructed of ashlar stone. It is of group value with the neighbouring banks and makes a positive contribution to the streetscene and this part of the Conservation Area, as identified within the recently adopted appraisal. The proposal is for the removal of signage and ATMs along with internal alterations. There is no objection in principle to the proposal subject to relevant conditions relating to materials.

Non-Designated Heritage Asset and Visual Amenity

There are no objections to the removal of the redundant signage and the ATMs and a methodology has been provided, which details the materials to be used and the method of making good. There is no objection in principle to the details provided, which propose a sandstone to match and lime mortar. Samples of the stone to be

provided on site and a trial sample of the mortar to be used to ensure that the colour match is appropriate will be required and these can be dealt with by way of condition.

Subject to the above, it is considered that the proposal would have a neutral impact on the significance of the Conservation Area and the former bank as a non-designated heritage asset. There would be no adverse impact on the significance of adjacent listed buildings and the proposal would preserve the character and appearance of the Conservation Area.

On this basis, the application is considered to accord with Core Strategy Policies P2, Policies JP-P2 and JP-H3 of PfE and 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 and documents:

Drawing No: BY109199_312 – Ground Floor Layout As Proposed

Drawing No: BY109199_331 – Front Elevation As Proposed

Drawing No: BY109199_332 – Side Elevation As Proposed

Received 11th March 2024

Drawing No: BY109199_341 – Block Plan

Received 8th July 2024

Location Plan

Received 14th August 2024

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development 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. Notwithstanding any description of materials in the application, no development shall commence until samples of the stone have been provided on site, reviewed and agreed in writing by the Local Planning Authority. A trial sample of the mortar to be used shall also be submitted to, and approved in writing by, the Local Planning Authority to ensure that the colour match is appropriate. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P3 and P2 of the Rochdale Core Strategy, Policy JP-P2 of PfE and the requirements of the National Planning Policy Framework.

4. Within 2 months of the date of the decision notice, the existing holes in the stonework at 1 Yorkshire Street shall be repaired with lime mortar pigmented to match the existing stone. Confirmation that these works have been undertaken shall be submitted to the Local Planning Authority for their records.

Reason: To ensure the proposal conserves and enhances the non-designated heritage asset and the conservation area as a whole in accordance with Policy P2 of the Core Strategy.

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.

Notes for Applicant:

None.