



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00249/FUL

Name and address for correspondence:	Applicant name:
Mr Patrick Chiu ISG Ltd 7th Floor, Aldgate House, 33 Aldgate High Street, London EC3N 1AG United Kingdom	Barclays Bank PLC

Part I - Particulars of Application

Date of Application: 14 August 2024

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.
Location:	Barclays Bank , 1 Yorkshire Street, Rochdale, OL16 1BH

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

Conditions and Reasons:

- 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.

Date Decision Issued 31 January 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.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £43.00 for householder applications and £145.00 in all other cases.