



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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 24/01266/LBC

Name and address for correspondence:	Applicant name:
Mrs Caroline Drake Donald Insall Associates Ltd Bridgegate House 5 Bridge Place CH1 1SA	Ms Emma Robinson

Part 1 - Particulars of Application

Date of Application: 23 December 2024

Proposal:	Listed Building Consent for alterations and repairs to Grade II Listed Building consisting of: Re-slating of existing roofs, upgrade of roof insulation, stone repairs, renewal of lead flashings and soakers, new lead abutment gutter, replacement of plastic hoppers and downpipes with cast iron fittings, new comprehensive lightning protection system and replacement of dormer windows.
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:-

Design, Access and Heritage Statement - received 14/03/2025
Roof Zone 1 Site Location Plan- received 14/03/2025
Roof Zone 1 Site Block Plan- received 14/03/2025
Roof Zone 1 West Elevation as Proposed- received 14/03/2025
Roof Zone 1 North Elevation as Proposed- received 14/03/2025
Roof Zone 1 East elevation as proposed- received 14/03/2025
Roof Zone 1 Sotuh Elevation as proposed- received 14/03/2025
Roof Zone 1 Section CC andDD as proposed- received 14/03/2025
Roof Zone 1 Section AA and BB as proposed- received 14/03/2025
Roof Zone 1 Roofplan as proposed- received 14/03/2025
Roof Zone 1 West Elevation as existing- received 14/03/2025
Roof Zone 1 North elevation as existing- received 14/03/2025
Roof Zone 1 East Elevation as existing- received 14/03/2025
Roof Zone 1 South Elevation as existing- received 14/03/2025
Roof Zone 1 Section CC and DD as existing- received 14/03/2025
Roof Zone 1 Section AA and BB as existing- received 14/03/2025
Roof Zone 1 Roofplan as existing- received 14/03/2025
Roof Zone 1 Ground floor plan as existing- received 14/03/2025
Stone Repairs West Elevation- received 14/03/2025
Planning Application Form- received 14/03/2025
Email from R Mills of Donald Insall Associates to the local planning authority dated 12/06/2025 at 09:37.
Stone Image 1 received 12/06/2025
Stone Image 2 received 12/06/2025
Stone Image 3 received 12/06/2025

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, Places for Everyone Joint Development Plan, the Unitary Development Plan and the National Planning Policy Framework.

- 3 The slate hereby approved is as detailed in the email and attached images from R Mills of Donald Insall Associates to the local planning authority dated 12/06/2025 at 09:37. The works shall be carried out in accordance with the materials as approved.

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 to the dormer windows until a methodology detailing the proposed works, as well as the materials, colour and confirmation of the lead code, have first been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details 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.

- 5 The proposed gutters and downpipe shall be constructed in cast iron.

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.

- 6 No works shall take place to the cast iron gutters and downpipes until details of the colour the paint to be applied externally to the gutter and the downpipes have first been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the duly approved details 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.

- 7 No works shall take place to the lightning protection system until full details of the lightning protection system including plastic-coated earthing rods, have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the colour of the paint. The works shall be carried out in accordance with the duly approved details 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 No works shall take place to the installation of the metal capping of the chimney until details of the colour have first been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the duly approved details 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

Date Decision Issued 1 July 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.

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.