



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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 24/01130/LBC

Name and address for correspondence:	Applicant name:
Mrs Katie Harries Donald Insall Associates Ltd Bridgegate House 5 Bridge Place Chester Cheshire CH1 1SA United Kingdom	Ms Emma Birkett

Part 1 - Particulars of Application

Date of Application: 13 November 2024

Proposal:	Alterations to Rochdale Town Hall during the Phase 1 & 2 works, (consented schemes approved ref; 20/00576/FUL, 20/00577/LBC, 20/00615/FUL & 20/00616/LBC) works included; installation of concrete slabs, stone cills. Removal of brick structure, service trench, bar benching, engineering works in basement, terrace grilles change in material
Location:	Rochdale Town Hall , The Esplanade, Rochdale, OL16 1AZ

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 This consent relates to the following plans and documents:-

Location Plan:

- RTH-DIA-XX-XX-DR-A-4070-Phase2_Plan_Location

Structural Drawings:

- 27876 SK Pr34 B3c pier support
- 27876 Sk Pr44 Collapsed Ceiling Reinstatement v4
- RTH-PAM-XX-XX-DR-S-2340-PH2_SF_SECTION_DETAIL_SH1
- RTH-PAM-XX-XX-DR-S-2360-PH2_R_SECTION_DETAIL_SH1

Landscape Drawings:

- P11511-00-001-GIL-0102-15 Terraces General Arrangement
- P11511-00-001-GIL-0302-14 Terraces Wall Detail

Architectural Drawings:

- Location Plan - Ceilings at Risk First Floor - Rochdale Town Hall
- Location Plan - Ceilings at Risk Ground Floor - Rochdale Town Hall
- RTH-DIA-XX-00-DR-A-2080-Phase2_Plan_Basement_GAProposed
- RTH-DIA-XX-00-DR-A-5050-Phase1_Plan_Basement_StrippingOut
- RTH-DIA-XX-10-DR-A-2081-Phase2_Plan_Ground_GAProposed
- RTH-DIA-XX-11-DR-A-2082-Phase2_Plan_Mezzanine_GAProposed
- RTH-DIA-XX-11-DR-A-5052-Phase1_Plan_Mezzanine_StrippingOut
- RTH-DIA-XX-20-DR-A-2083-Phase2_Plan_First_GAProposed
- RTH-DIA-XX-30-DR-A-2084-Phase2_Plan_Second_GAProposed
- RTH-DIA-XX-40-DR-A-2085-Phase2_Plan_Third_GAProposed
- RTH-DIA-XX-XX-DR-A-0099-Phase2-UnderboardingAtRiskCeilings
- RTH-DIA-ZZ-ZZ-DR-A-0104-Phase2_ClocktowerStoneSills
- RTH-DIA-ZZ-ZZ-DR-A-3770-Phase2_Detail_PlatformLift

Date Decision Issued 17 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.