

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

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/01293/LBC

Name and address for correspondence:	Applicant name:
Samuel Marner Seven Architecture 1.3 Waulk Mill 51 Bengal St Manchester M4 6LN United Kingdom	Mr Mark Platt

Part I - Particulars of Application

Date of Application: 19 December 2023

Proposal:	Phase III works; full re-roofing / repair works, gutter and rainwater goods, as well as repointing/façade works to the southern and eastern wings.
Location:	Hopwood Hall , Rochdale Road, Middleton, M24 6XH

Part II - 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 the expiration of 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 permission relates to the following plans:

- HOP-SEV-XX-XX-DR-A-01000 Rev. T02
- HOP-SEV-XX-R1-DR-A-2005 Rev. P01
- HOP-SEV-XX-R1-DR-A-02006 Rev. P02
- HOP-SEV-XX-XX-DR-A-03001 Rev. P01
- HOP-SEV-XX-XX-DR-A-03002 Rev. P01
- HOP-SEV-XX-XX-DR-A-03003 Rev. P01
- HOP-SEV-XX-XX-DR-A-04301 Rev. P01
- HOP-SEV-XX-XX-DR-A-04302 Rev. P01
- HOP-SEV-XX-XX-DR-A-04303 Rev. P01
- HOP-SEV-XX-XX-DR-A-04305 Rev. P01

- HOP-SEV-XX-XX-DR-A-04306 Rev. P01
- HOP-SEV-XX-XX-DR-A-04307 Rev. P01
- HOP-SEV-XX-XX-DR-A-04308 Rev. P01

and the development shall be carried out in complete accordance with these drawings 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 The proposed works shall be carried out in strict accordance with the submitted Specification by Seven Architecture, dated 15 September 2023.

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 The works to install the proposed above rafters insulation shall be carried out in complete accordance with the approved sections and specification.

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 existing slates shall be carefully stripped from the roof, inspected for defects and set aside for reuse. The balance to replace those slates unsuitable for re-roofing shall be made up with slates to precisely match the existing in respect of unit dimensions, colour and texture and a sample shall be submitted to and approved in writing by the local planning authority prior to their use.

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 Prior to any brick work repairs taking place, a sample panel for new and rebuilt areas of brickwork shall be submitted to and approved in writing by the Local Planning Authority. The new brickwork shall match the existing brickwork adjacent in respect of dimensions, colour, texture, face bond, and pointing (using a lime mortar to match) unless otherwise approved in writing by the Local Planning Authority. The brickwork repairs shall thereafter be completed in accordance with the approved details.

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 Prior to the repairs to the chimneys taking place, samples of the new chimney bricks, alongside a methodology for the repair shall be submitted to and approved in writing by the Local Planning Authority. The new brickwork shall match the existing brickwork in respect of dimensions, colour, texture, face bond, and pointing (in accordance with the agree lime mortar specification). The submitted methodology shall be based on a photographic record of the existing chimneys and shall include details of the mix of existing and new bricks and details of any chimney pots. The chimney repairs shall thereafter be completed in accordance with the approved details.

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 Prior to their use, samples of the new terne-coated steel and lead works shall be submitted to and approved in writing by the local planning authority. The new lead and

terne-coated steel shall match the existing precisely in terms of colour and finish.

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.

- 9 All removal of existing defective pointing shall take place using hand tools only, and in accordance with the methodology set out in section 4.5 of the approved Specification by Seven Architecture, dated 15 September 2023

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

- 10 The repointing works shall be carried out in accordance with the mortar specification set out within section 4.4 of the approved Specification by Seven Architecture, dated 15 September 2023

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

- 11 No works to replace the windows shown on approved plans 'HOP-SEV-XX-XX-DR-A-03002 Rev. P01' and 'HOP-SEV-XX-XX-DR-A-03003 Rev. P01' shall be undertaken until a representative sample of the proposed replacement windows has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

- 12 The works shall be carried out in accordance with the survey conclusions and recommendations set out in Sections: 6. Survey Conclusions & Recommendations and 7. Indicative Mitigation of the Dusk Survey Results by Tyrer Ecological Consultants Ltd, dated October 2023.

Reason: To ensure no harm is caused to protected species and to accord with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 13 The restoration works to roof areas C, J and K as highlighted in orange in figure 6.1 of the report by Tyrer Consulting shall be carried out under the supervision of an ecological clerk as outlined in section 7.8 of the same report by Tyrer Consulting, dated October 2023.

Reason: To ensure no harm is caused to protected species and to accord with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Date Decision Issued 14 March 2024

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 restoration works to roof areas B, C and H have the potential to harm bats as highlighted red in figure 6.1 of the Dusk Survey Results report by Tyrer Ecological Consultants dated October 2023 shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or
- b) a statement in writing from the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license