



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305 . **EMAIL :** development.control@rochdale.gov.uk . **WEB :** www.rochdale.gov.uk

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

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

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Waterside House
Address Line 1	Water Street
Address Line 2	
Address Line 3	Rochdale
Town/city	Rochdale
Postcode	OL16 1TL

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
389943	413290

Description

Applicant Details

Name/Company

Title

First name

Hamza

Surname

Shakoor

Company Name

Address

Address line 1

18 Nansen Road

Address line 2

Gatley

Address line 3

Town/City

County

Country

United Kingdom

Postcode

SK8 4JL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Katie

Surname

Harries

Company Name

Donald Insall Associates Ltd

Address

Address line 1

Bridgegate House 5 Bridge Place

Address line 2

Address line 3

Town/City

Chester

County

Country

United Kingdom

Postcode

CH1 1SA

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Please see below description of the proposal, as taken from the decision letter (20/00601/LBC & 19/01468/FUL):

Conversion of existing building to 14 apartments with associated cycling and refuse stores, at Waterside House, Water Street, Rochdale, OL16 1TL (Grade II Listed Building).

Reference number

This application refers to conditions as per 20/00601/LBC & 19/01468/FUL.

Please note that this application is to be read in conjunction with the Discharge of Conditions application (Ref: PP-12403734) and a new LBC application (Ref: PP-12409073). These applications propose minor amendments to the previously approved 19/01468/FUL & 20/00601/LBC, alongside provision of additional existing and proposed drawing details.

Date of decision (date must be pre-application submission)

25/05/2021

Please state the condition number(s) to which this application relates

Condition number(s)

APPLICATION REFERENCE: 20/00601/LBC

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan Drawing No. A106
Lower Ground Floor Existing Drawing No. A001
Existing Ground Floor Plan Drawing No. A002
Existing First Floor Plan Drawing No. A003
Existing Second Floor Plan Drawing No. A004
Existing Roof Plan Drawing No. A005
Existing North Elevation Drawing No. A006
Existing South Elevation Drawing No. A007
Existing East Elevation Drawing No. A008
Existing West Elevation
Existing Site Section Drawing No. A120
Proposed Roof Plan Drawing No. A105
South Street Elevation Drawing No. A117
Proposed Ground Floor Plan Drawing No. A101 Rev 6
Proposed Lower Ground Floor Plan Drawing No. A100 Rev 4
Proposed First Floor Plan Drawing No. A102 Rev 3
Proposed Second Floor Plan Drawing No. A103 Rev 5
Proposed South Elevation Drawing No. A114 Rev 1
Proposed West Elevation Drawing No. A116 Rev 2
Proposed East Elevation Drawing No. A115 Rev 1
Proposed North Elevation Drawing No. A113 Rev 2
Proposed Site Section Drawing No. A119 Rev 1
Proposed Window and Doors Drawing No. A121

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.

APPLICATION REFERENCE: 19/01468/FUL

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan Drawing No. A106
Lower Ground Floor Existing Drawing No. A001
Existing Ground Floor Plan Drawing No. A002
Existing First Floor Plan Drawing No. A003
Existing Second Floor Plan Drawing No. A004
Page 2 of 4
Existing Roof Plan Drawing No. A005
Existing North Elevation Drawing No. A006
Existing South Elevation Drawing No. A007
Existing East Elevation Drawing No. A008
Existing West Elevation
Existing Site Section Drawing No. A120
Proposed Roof Plan Drawing No. A105
South Street Elevation Drawing No. A117
Proposed Ground Floor Plan Drawing No. A101 Rev 6
Proposed Lower Ground Floor Plan Drawing No. A100 Rev 4
Proposed First Floor Plan Drawing No. A102 Rev 3
Proposed Second Floor Plan Drawing No. A103 Rev 5
Proposed South Elevation Drawing No. A114 Rev 1
Proposed West Elevation Drawing No. A116 Rev 2
Proposed East Elevation Drawing No. A115 Rev 1
Proposed North Elevation Drawing No. A113 Rev 2
Proposed Site Section Drawing No. A119 Rev 1

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.

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The previously proposed drawings have since undergone minor amendments, to include:

- Internal layouts to each apartments were amended to comply with building regulations and coordination of stud partitions location to avoid existing columns upon cross referencing with digital survey scan.
- Communal elect cupboard and WC adjacent to apartment 4 was removed and electrical cupboard relocated.
- Internal cycle store relocated under the archway.
- 1no. proposed external lightwell was removed to the Lower Ground Floor apartment

In addition to this, drawings were updated with further detail as was undertaken to discharge conditions 3 & 4 of 20/00601/LBC, to include, internal walls and doors details, new rooflights, and the like. Please refer to the Discharge of Conditions application for further information (Ref: PP-12403734).

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The existing drawings have been updated and developed since the consents were approved. As such, we request that the drawing titles and numbers are updated for Condition 02. A full list of the drawings is provided in the attached Drawing Issue Sheet.

Please note that approval for these changes is sought in the following applications: Discharge of Conditions (Ref: PP-12403734), S73 application (Ref: PP-12408743) , new LBC application (Ref: PP-12409073).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☐ The applicant
☒ Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

19/01468/FUL

Date (must be pre-application submission)

03/08/2023

Details of the pre-application advice received

The Client has been advised by Mr. Atkinson-Smith, Senior Project Officer (Heritage) at the Rochdale Development Agency, to submit the relevant applications as soon as possible, to include a Discharge Planning Conditions/ Section 73/ Listed Buildings Consent. He has regular board meetings and gives his colleagues updates on this project as it is located in the area designated on the Historic England Heritage at Risk Register. Mr. Atkinson-Smith is contactable at the following email address: MAtkinson-Smith@investinrochdale.co.uk

Please note that the following applications are linked to this advice: Discharge of Conditions (Ref: PP-12403734), S73 application (Ref: PP-12408743) and a new LBC application (Ref: PP-12409073).

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Date

30/08/2023