

Officer Report

Case Reference: OTH/2026/0400
Location: TOUCHSTONES ARTS AND HERITAGE CENTRE, THE ESPLANADE, ROCHDALE, OL16 1AQ
Proposal: Submission of details to comply with conditions 9 (method statement), 10 (method statement - vent louvres), 11 (cross section), 12 (railings/gates), 13 (boundary wall details), 14 (soft and hard landscaping) and 15 (external lighting) on planning permission 23/00624/LBC
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

Condition(s) (7)

- 9 No development involving the refurbishment of windows shall commence until a full method statement is submitted to and approved in writing by the Local Planning Authority. The method statement should detail all tools to be used, any finishes or treatments to be applied, and should include measures to ensure that no undue damage will be sustained to historical fabric throughout the course of works. The window refurbishment works shall be implemented in accordance with the approved plans and retained as such thereafter.

Reason: In order to ensure use of appropriate detailing and materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Officer Response:

The submitted method statement, RTAG.03 - Touchstones Roof – RTAG.03, is acceptable. The works shall be carried out in accordance with the approved details.

- 10 Notwithstanding the hereby approved plans, the proposed vent louvres, including any new openings, shall not be installed until a method statement detailing how the openings are to be cut, measures including ensuring no undue damage to external stone fabric, as well as new

openings, product specification and cross sectional drawings at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority. The works to vent louvres shall be implemented in accordance with the approved method statement and plans and retained as such thereafter.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Officer Response:

The submitted documents and drawings below are acceptable and approved. The works shall be carried out in accordance with the approved details.

- RTAG03-SH-7000-5C-5-NBSSpecification**
- RTAG.03-DR-2212-5C-3-NorthElevationWindowRepair**
- Louvre 1/2/3/4/5 (images)**
- Series-WG-Standard-Louvres-Nov-23 - type WGF-38**

- 11 No development relating to any window on existing openings shall take place, until elevation and cross-section details at a scale of 1:20, and product specifications of any replacement windows or vents to be installed are submitted to and approved in writing by the Local Planning Authority. The development hereby shall be implemented in accordance with the approved details and retained as such thereafter.

Reason for condition: In order to ensure use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Officer Response: The submitted documents and details comprising:

- **RTAG03-SH-7000-5C-5-NBSSpecification**
- **Roof Zone 1North Elevation - Window Repairs RTAG.03 2212 Status 5C Rev 3**
- **Roof Zone 1East Elevation - Window Repairs RTAG.03 2211 Status 5C Rev 3**
- **Roof Zone 1South Elevation - Window Repair RTAG.03 2210 Status 5C Rev 3**

- **Roof Zone 1 West Elevation - Window Repairs RTAG.03 2213 Status 5C Rev 3**

Are accepted.

The works shall be carried out in accordance with the approved details and drawings in order to comply with the requirements of the condition.

- 12 Notwithstanding details within the submitted Design and Access and Heritage Statement, no railings or gates shall be installed to any of the external fabric of the building prior to submission of a formalised railing design is submitted and approved in writing by the Local Planning Authority. Details shall include elevation drawings, type, specification, colour, and material. The development hereby approved shall be implemented in accordance with the approved details and retained as such thereafter. Reason: To ensure that the proposed railings are acceptable in their context and do not detract from the character and appearance of the Conservation Area or the setting of the listed building, in accordance with NPPF chapter 16 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Officer Response:

The submitted documents comprising the following are accepted:

- **Covering letter prepared by Architectural Emporium dated 20/11/2025**
- **Retaining Wall Elevations - P21522-00-001-GIL-0304 C06 - dated 20/11/2025**
- **Retaining Wall Sections - P21522-00-001-GIL-0305 Rev C06**
- **Terrace Wall Section - P21522-00-001-GIL-0303 Rev C05**
- **Terrace Wall Elevations - P21522-00-001-GIL-0302 Rev C03**
- **Balustrade Details 01 - P21522-00-001-GIL-0308 Rev C03**
- **Balustrade Details 02 - P21522-00-001-GIL-0309 Rev C08**

The works shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 13 No development shall commence involving demolition of the boundary wall, until details, specification and photographic samples of any new and replacement boundary wall have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be implemented in accordance with the approved details and retained as such 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.

Officer Response: The submitted boundary wall details comprising:

- **P21522-00-001-GIL-0302-C03 Terrace Wall Elevations**
- **P21522-00-001-GIL-0303-C05 Terrace Wall Sections**
- **P21522-00-001-GIL-0306-C04 Step Details 01**
- **P21522-00-001-GIL-0307-C06 Step Details 02**
- **3.545-BOUNDARY WALL - RTH IMAGES are acceptable.**

The works shall be carried out in accordance with the approved details.

- 14 Notwithstanding the details shown on the approved plans, works to the external hard and soft landscaping of the development hereby permitted shall not commence until full details of hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall specification and photographic samples of hard landscaping materials, including paving stones, steps, and railings, and include the formation of any banks or other earthworks, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented. Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

Decision: The submitted documents comprising the following are accepted:

- **Covering letter prepared by Architectural Emporium dated 20/11/2025**
- **P21522-00-001-GIL-0300**
- **P21522-00-001-GIL-0301**
- **P21522-00-001-GIL-0302**
- **P21522-00-001-GIL-0303**
- **P21522-00-001-GIL-0304**
- **P21522-00-001-GIL-0305**
- **P21522-00-001-GIL-0306**
- **P21522-00-001-GIL-0307**
- **P21522-00-001-GIL-0308**
- **P21522-00-001-GIL-0309**

- **P21522-00-001-GIL-0400**
- **P21522-00-001-GIL-040**

The works shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 15 Notwithstanding details on the approved plans, no external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting, including type, design, siting, site plan, luminance levels and product specification, are submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented and operational.

Reason: To ensure that any proposed external lighting on the site is acceptable in its context and do not detract from the character and appearance of the Conservation Area or the setting of the listed building, in accordance with NPPF chapter 16 and the Planning (Listed Buildings and Conservation Areas) Act 1990

Officer Response: The submitted drawings and documents comprising:

- **4025-SHA-XX-00-DR-E1000 - General & Emergency Lighting Layout - Ground Floor C5**
- **AFLP1B3NMDA_2025-11-19**
- **e137_en**

Are accepted. The works shall be carried out in accordance with the approved details.