



Officer Report

Case Reference: OTH/2025/1262
Location: 1 Drake Street, Rochdale, OL16 1RE
Proposal: Submission of details to comply with conditions 3 (window, doors, rooflights), 4 (secondary glazing), 5 (meter boxes), 6 (lime plaster walls), 7 (partition walls), 8 (ceiling finishes) and 9 (schedule of repairs and finishes) of planning permission 25/00315/LBC
Recommendation: Approve
Officer: Anna Hayes

Condition(s) (7)

- 3 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no external works shall take place until details of all new windows, doors and conservation style roof lights (including their specification, materials, finishes, recesses and opening profile) have been submitted to and approved in writing by the Local Planning Authority. All new windows shall be fabricated in timber. Where existing windows are to be repaired, this shall include details of the methodology of repairing such windows. The windows, doors and roof lights shall be installed in accordance with the duly 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.

Decision: The details shown on drawing BM/0125/DRAKE/ PL19 rev A (windows and door details), and details within the Conservation Response March 2026, received 12 May 2026, are accepted.

Windows – Timber vertical sliding sash in lime white, RAL 1014, satin finish with 14mm double glazed units with shift assisted steel weights fitted inside the window frames

Internal doors – Timber framed, plywood faced door - 6 Panel Type with American White Oak Veneer, Close Grained, Satin Finish,

Roof lights - FAKRO FPP-V/C P2 conservation windows - Pine double glazed dual top hung conservation window with laminated

glass with sash bar down the middle of the window in colour black (RAL 9005)

To comply with this condition, only these materials shall be used in the approved development.

- 4 No development shall take place until full details of the works to install internal secondary glazing to the existing windows have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details before the buildings are first occupied and thereafter so maintained.

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.

Reason for pre-commencement condition: Details are required to protect the architectural and historic interest of the building.

Decision: The details shown on drawing BM/0125/DRAKE/ PL19 rev A (windows and door details), and details within the Conservation Response March 2026, received 12 May 2026, are accepted.

To comply with this condition, only these materials shall be used in the approved development.

- 5 Notwithstanding the details submitted, no gas or electric meters shall be fitted externally on the building until full details and specifications of any such meter boxes have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details before the first occupation of any of the units hereby permitted.

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.

Decision: Meters are to be fitted internally in an internal cupboard and therefore this condition is not applicable to this decision.

- 6 Notwithstanding any details hereby approved and the requirements of condition 2, no works to lime plaster the walls shall take place until full product specifications and a works methodology have been submitted to and approved in writing by the Local Planning Authority. Such details shall

include the type, colour and texture of the materials. 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.

Decision: The details shown within the Conservation Response March 2026, received 12 May 2026, and document 'Building Recording: Level 2' prepared by Paul Butler Associates dated 21 November 2025, are accepted.

To comply with this condition, the development shall be carried out in accordance with these approved details.

- 7 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no works shall take place until full details and specifications of the proposed partition wall finishes including cross sectional drawings and fixing details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

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.

Decision: The details shown within the Conservation Response March 2026, received 12 May 2026, and document 'Building Recording: Level 2' prepared by Paul Butler Associates dated 21 November 2025, are accepted.

To comply with this condition, the development shall be carried out in accordance with these approved details.

- 8 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no works shall take place until full details of the ceiling finish and build up have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme.

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.

Decision: The details shown within the Conservation Response March 2026, received 12 May 2026, and document 'Building

Recording: Level 2' prepared by Paul Butler Associates dated 21 November 2025, are accepted.

To comply with this condition, the development shall be carried out in accordance with these approved details.

- 9 No works shall take place until a full schedule of repairs and finishes not covered by other conditions of this consent has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include:
- A photographic and written record of the existing condition of each individual space, prepared to an approved Level 2 recording standard;
 - A description and methodology for all proposed repair works and finishes, including scaled drawings (not less than 1:50) where necessary;
 - Details of all new fittings (e.g. walls, doors, joinery, secondary glazing);
 - Provisions for the retention in situ of all surviving historic fabric (e.g. coving, skirting boards, timber floors, lath and plaster ceilings and walls), with any elements too damaged to be incorporated retained in situ unless otherwise agreed in writing.

The approved works shall be carried out prior to first occupation or in accordance with a phasing plan agreed in writing with the Local Planning Authority.

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.

Decision: The details shown within the document 'Level 2 Building Recording' prepared by Paul Butler Associates, BM/0125/DRAKE/PL16 (Proposed Long Section BB') and the Conservation Response March 2026, received 12 May 2026 are accepted. To comply with this condition, the development shall be carried out in accordance with these approved details.

To comply with this condition, the development shall be carried out in accordance with these approved details.