

Officer Report

Case Reference: PL/2026/0534
Location: 2 YORKSHIRE STREET, ROCHDALE, OL16 1EE
Proposal: Installation of 1no. externally mounted CCTV camera
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE

The application site is the former Oldham Joint Stock Bank, which is now HSBC. Constructed in 1895, it was listed at grade II in 2015.

This neo-classical style bank is constructed of high-quality ashlar and granite to the covered principal elevation and occupies a prominent location on the corner of Yorkshire Street and the Esplanade. It is representative of bank architecture of the period. In addition to being outwardly impressive it conveys a sense of reliability, confidence and security. Internally, the banking hall retains its high quality, decorative Art Nouveau rooflight. The Bank is listed for its architectural interest, materials, setting and group value with other adjacent locally listed banks.

The site lies within the Rochdale Town Centre Conservation Area and is close to several other listed buildings and non-designated heritage assets, including 3 to 5 Yorkshire Street (grade II) and the non-designated Barclays Bank, which occupies the opposite corner on Yorkshire Street.

PROPOSAL

The proposal is for the installation of a CCTV camera. It is important to note that the proposal is the same as two previously approved applications (refs: 22/01004/LBC & 22/01003/FUL).

RELEVANT HISTORY

The site has an extensive planning history. The following are considered relevant to the current application:

22/01004/LBC – approved

Installation of 1no. externally mounted CCTV camera.

22/01003/FUL – approved

Installation of 1no. externally mounted CCTV camera.

RELEVANT PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) 1990

National Planning Policy Framework (NPPF)

Chapter 8 – Promoting healthy and safe communities

Chapter 16 – Conserving and enhancing the Historic Environment

Places for Everyone (PfE):

JP-P1 – Sustainable Places

JP-P2 – Heritage

Adopted Rochdale Core Strategy (CS):

P2 – Protecting and enhancing character, landscape and heritage

P3 – Improving design of new development

Unitary Development Plan (UDP):

G/D/1 – Defined Urban Area

PUBLICITY

Press Ad: 21.07.2026

Site Notice: 18.07.2026

Neighbour Letters: 13.07.2026

Weekly List: 27.07.2026

CONSULTATION RESPONSES

Conservation and Design: No comments received to date.

REPRESENTATIONS

N/A

ANALYSIS

Principle of Development

The application site lies within the defined urban area, where the principle of development is acceptable, subject to compliance with the relevant planning policies.

Public Safety

NPPF paragraph 102 states that planning decisions should promote public safety and take into account wider security and defence requirements. This includes by anticipating and addressing possible malicious threats. Amongst other matters, NPPF paragraph 135f) states that planning decisions should ensure developments create places that are safe and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

At a local level, Rochdale CS policy P3 states that new developments should incorporate design measures that design out crime and ensure developments and spaces are safe to use and access.

There is an existing ATM external to the building. There are currently no CCTV cameras in-situ around this ATM. It was established under a previous application through consultation with GMP that the ATM should be protected by a CCTV system that should view the area and the users of the ATM but not the ATM keyboard itself.

The application is supported by a heritage statement. This states that the new CCTV camera is proposed to improve security, deter anti-social behaviour, and aid in detection and prosecution.

As noted above, the current ATM is not covered by CCTV. The provision of external CCTV would help to promote public safety, deter crime and reduce the fear of crime. It would also ensure that the existing ATM meets the requirements set out by GMP.

It would comply with the policy aims set out in the paragraphs 102 and 135 of the NPPF and Rochdale CS policy P3. Significant weight is given to this in the planning balance.

Flood Risk

The application site lies within flood zone 3, which is at higher risk of fluvial flooding. The proposed development is for a security camera and does not propose any additional floor space or change of use. Given the nature of the proposal, a flood risk assessment is not considered necessary. This matter carries neutral weight in the planning balance.

Heritage Assets

As noted above the application building is a grade II listed building within the Rochdale Town Centre Conservation Area. An important aspect of the building's significance comes from its high quality, ornate, neoclassical frontage. It is also a prominent and important feature within this part of the Conservation Area, providing an attractive frontage onto both Yorkshire Street and The Esplanade.

In accordance with sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, when making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The Act also states that when considering any planning application that affects a conservation area a local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

NPPF paragraph 213 states that any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 215 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'.

The proposed CCTV camera would result in additional clutter on the front of the building. It would also need to be fixed into the ashlar stonework. This additional clutter would detract from the architectural interest of the frontage. The overall level of harm would be less than substantial.

The plans confirm that the camera and housing would be colour matched to the existing stonework. The position of the camera would be located on the side of one of the columns, close to an existing hanging sign and wire runs for existing spotlights.

The camera is also shown fixed by way of a backbox fitted into the stonework. It is understood that this is to minimise the number of fixings required. The applicant confirmed under the previous application that due to the fine nature of the joints, it is not possible for the CCTV camera to be fitted into them. The plans also show that upon removal the stonework would be made good with a restoration mortar.

These measures would help mitigate the overall level of harm. The positioning and colour matching would minimise its visual impact and result in it being viewed in the same context as existing clutter on the building.

As the proposal would result in less than substantial harm to the significance of the heritage asset, this needs to be weighed against any public benefits derived from the

proposal. In this case, the proposed CCTV camera would provide public benefits in the form of improving security for users of the ATM, deterring crime and reducing the fear of crime. It would also ensure that the existing ATM would comply with GMP requirements. This carries significant weight in the planning balance.

It is considered that the less than substantial harm identified would be outweighed in this instance by the public benefits derived from the proposal.

The local planning authority must pay special regard to the desirability of preserving the listed building and any special features which it possesses. In this instance there would be some conflict with this aim, as the proposal would result in some harm to the architectural interest of the principal elevation. This is a matter which is of considerable importance and weight. However, this harm would be limited in its scope. There are also clear public benefits which weigh in favour of the proposal.

On balance, it is considered that the benefits of the proposal outweigh the harm identified and the application is recommended for approval subject to conditions.

RECOMMENDATION: APPROVE WITH CONDITIONS

Recommendation: Approve with Conditions

Condition(s) (4)

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

- Site location plan
- Site/block plan Rev. A
- 27438-281-GF-PL1 Rev. A - proposed ground floor plan
- 27438-281-E1-PL1 Rev. E - proposed elevations

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The CCTV camera and associated wiring shall be colour matched to the stonework in RAL colour 'grey beige' as shown on approved plan "27438-281-E1-PL1 Rev. E".

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 Upon removal of the CCTV camera hereby approved, the stonework shall be repaired, as set out on approved plan "27438-281-E1-PL1 Rev. E".

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.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.