

Application Number/s: CDN/21/0887

Applicant: N/A

Agent: Create It Studio Architects

Location: 54 Oldham Street

Proposal: DOC 4 (Materials), 5 (Second Floor Windows), 6 (Rooflights) to 126761/FO/2020

Ward: Piccadilly

Description of Site and Surrounding Area

The application relates to 54 Oldham Street. The site description from the previous application:

The Site - This application relates to a terraced property located at 54 Oldham Street within the City Centre. The site is situated within the Northern Quarter area. The property is not listed, however the site falls within the Stevenson Square Conservation Area and is adjacent to the Smithfield Conservation Area. The area surrounding the application site is mainly commercial in nature. 54 Oldham Street has been used as a shop for many years, with ancillary offices related to the shop on the upper floors. The front elevation accommodates a tired shopfront elevation and broken drainage pipes that have caused damage to the brickwork to the front and rear of the property

Description of Proposal

4 (Materials)

No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

5 (Second Floor Windows)

Notwithstanding what is shown in the approved drawings as stated in condition 2 of this approval, prior to the installation of the new second floor windows, full details including scaled drawings (plans, elevations and cross-sections through) of the proposed windows shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then be implemented in accordance with the approved details.

6 (Rooflights)

Notwithstanding what is shown in the approved drawings as stated in condition 2 of this approval, prior to the installation of the new conservation rooflights, full details including scaled drawings (roof plans and cross-sections through) of the proposed rooflights shall be submitted to and approved in writing by the City Council as Local Planning Authority. A design shall be achieved whereby the rooflights do not rise

above the line of the roof pitch. The development shall then be implemented in accordance with the approved details.

Publicity LBC

None required

Consultations

Urban Design & Conservation

No comment received.

Documents and Information Submitted

4 (Materials)

- Material Schedule (Reference A1255-Z100-A-01 dated July 2021) – Received 23 November 2021

5 (Second Floor Windows)

- Heritage Casement Windows Detail (Drawing DZ403 Revision B dated 27 July 2021) – Received 23 November 2021

6 (Rooflights)

- Conservation Rooflight Details (Drawing DZ303 dated 27 July 2021) – Received 23 November 2021

RECOMMENDATION:

Condition 4 is hereby discharged as the following documents/information has been submitted and accepted as demonstrating compliance with the condition

- Material Schedule (Reference A1255-Z100-A-01 dated July 2021) – Received 23 November 2021

The submitted information allows for Condition 4 (Materials) to be fully discharged so long as the external materials used are as approved.

Condition 5 is hereby discharged as the following documents/information has been submitted and accepted as demonstrating compliance with the condition

- Heritage Casement Windows Detail (Drawing DZ403 Revision B dated 27 July 2021) – Received 23 November 2021

The submitted information allows for Condition 5 (Second Floor Windows) to be fully discharged so long as the development is implemented as per the approved details.

Condition 6 is hereby discharged as the following documents/information has been submitted and accepted as demonstrating compliance with the condition

- Conservation Rooflight Details (Drawing DZ303 dated 27 July 2021) – Received 23 November 2021

The submitted information allows for Condition 6 (Rooflights) to be fully discharged so long as the development is implemented as per the approved details.