

Louis England

From: Rebecca Mills
Sent: 04 August 2025 11:26
To: Michael Atkinson-Smith (He/him); Rosalind Gralton (She/her); Emma Robinson
Cc: Shubhankar Anwekar
Subject: RE: Touchstones LBC - 25/00582/LBC

Hi Michael,

I know the feeling! Thanks for the confirmation.

We will be in touch when we have discussed window colour with the client and we will review Zone 2 conditions this week also.

Best Wishes,

Becky

From: Michael Atkinson-Smith (He/him) <Michael.Atkinson-smith@Rochdale.Gov.UK>
Sent: 04 August 2025 11:24
To: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>; Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>; Emma Robinson <e.robinson@investinrochdale.co.uk>
Cc: Shubhankar Anwekar <Shubhankar.Anwekar@insall-architects.co.uk>
Subject: RE: Touchstones LBC - 25/00582/LBC

Hi Becky,

Apologies, I'm doing five things at once this morning so basic communication skills may have gone amiss.

Yes, please take that as confirmation from me.

Kind regards,

Mike

Michael Atkinson-Smith (He/him)
Senior Planning Officer (Urban Design)
Economy



 01706 925976

 michael.atkinson-smith@rochdale.gov.uk

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From: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>

Sent: 04 August 2025 11:20

To: Michael Atkinson-Smith (He/him) <Michael.Atkinson-smith@Rochdale.Gov.UK>; Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>; Emma Robinson <E.Robinson@investinrochdale.co.uk>

Cc: Shubhankar Anwekar <Shubhankar.Anwekar@insall-architects.co.uk>

Subject: RE: Touchstones LBC - 25/00582/LBC

Sorry Michael if I have jumped the gun here – if you would rather something else please do let us know! I assume from both your previous comments you would be happy with this as an approach!?

All best,

Becky

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From: Michael Atkinson-Smith (He/him) <Michael.Atkinson-smith@Rochdale.Gov.UK>

Sent: 04 August 2025 11:00

To: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>; Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>; Emma Robinson <e.robinson@investinrochdale.co.uk>

Cc: Shubhankar Anwekar <Shubhankar.Anwekar@insall-architects.co.uk>

Subject: RE: Touchstones LBC - 25/00582/LBC

Well that seems to be what's happening then!

Michael Atkinson-Smith (He/him)

Senior Planning Officer (Urban Design)

Economy



☎ 01706 925976

✉ michael.atkinson-smith@rochdale.gov.uk

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From: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>

Sent: 04 August 2025 10:46

To: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>; Michael Atkinson-Smith (He/him) <Michael.Atkinson-smith@Rochdale.Gov.UK>; Emma Robinson <E.Robinson@investinrochdale.co.uk>

Cc: Shubhankar Anwekar <Shubhankar.Anwekar@insall-architects.co.uk>

Subject: RE: Touchstones LBC - 25/00582/LBC

Hi Mike and Rosalind,

I can help you with Town Hall colour as we specified it! The Town Hall RWGs are painted a very dark grey – Umbre Grey 7022. Image attached for reference (you may need to zoom in). We shall paint Touchstones the same colour and all will tie together.

All best,

Becky

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From: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>

Sent: 04 August 2025 10:20

To: Michael Atkinson-Smith (He/him) <Michael.Atkinson-smith@Rochdale.Gov.UK>; Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>; Emma Robinson <e.robinson@investinrochdale.co.uk>

Cc: Shubhankar Anwekar <Shubhankar.Anwekar@insall-architects.co.uk>

Subject: RE: Touchstones LBC - 25/00582/LBC

Hi Becky,

In light of your email and Mike's I'm happy for dark grey if that's your professional opinion.

Many thanks,

Rosalind

Rosalind Gralton (She/her)

Planning Officer
Economy



☎ 01706 925717

✉ rosalind.gralton@rochdale.gov.uk

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From: Michael Atkinson-Smith (He/him) <Michael.Atkinson-smith@Rochdale.Gov.UK>

Sent: 04 August 2025 10:18

To: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>; Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>; Emma Robinson <E.Robinson@investinrochdale.co.uk>

Cc: Shubhankar Anwekar <Shubhankar.Anwekar@insall-architects.co.uk>

Subject: RE: Touchstones LBC - 25/00582/LBC

Morning Becky,

The Streetview photos are dated now, but the Town Hall rainwater goods appear to be dark grey so no issues from me if that's your professional opinion.

Kind regards,

Mike

Michael Atkinson-Smith (He/him)

Senior Planning Officer (Urban Design)
Economy



☎ 01706 925976

✉ michael.atkinson-smith@rochdale.gov.uk

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From: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>
Sent: 04 August 2025 10:09
To: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>; Michael Atkinson-Smith (He/him) <Michael.Atkinson-smith@Rochdale.Gov.UK>; Emma Robinson <E.Robinson@investinrochdale.co.uk>
Cc: Shubhankar Anwekar <Shubhankar.Anwekar@insall-architects.co.uk>
Subject: RE: Touchstones LBC - 25/00582/LBC

Good morning Rosalind and Mike,

Thanks for your opinion on this matter. We have a bit of time in terms of painting the windows and we will discuss with client whether they would like to retain as white or trial a selection of samples for you to review with us.

IN relation to the attached email - rainwater goods are urgent and colour has not been picked up in LBC as these were not originally part of the works scope. We suggested (dark) grey as this can appear a bit less harsh than black on an elevation but if you are keen on black we would be fine to implement this. We just want to get away from the white that they are currently painted as this is, in our opinion, not appropriate for the building.

All best,

Becky

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From: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>
Sent: 31 July 2025 10:58
To: Michael Atkinson-Smith (He/him) <Michael.Atkinson-smith@Rochdale.Gov.UK>; Emma Robinson <e.robinson@investinrochdale.co.uk>; Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>
Subject: RE: Touchstones LBC - 25/00582/LBC

Thanks Mike for your thoughts – they were similar to my own so appreciate the second opinion!

I think as a risk averse option I'd suggest white to be retained, however agree with Mike's opinion that if this is something you're particularly keen on, maybe a selection of tonal options would be a starting point.

Many thanks,

Rosalind

Rosalind Gralton (She/her)

Planning Officer

Economy



☎ 01706 925717

✉ rosalind.gralton@rochdale.gov.uk

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From: Michael Atkinson-Smith (He/him) <Michael.Atkinson-smith@Rochdale.Gov.UK>

Sent: 31 July 2025 10:47

To: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>; Emma Robinson <E.Robinson@investinrochdale.co.uk>; Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>

Subject: RE: Touchstones LBC - 25/00582/LBC

Good morning,

Apologies, I thought I'd already replied re. the windows!

I would suggest that the paint colour is more of a decorative choice than a strict heritage matter as it would be reversible.

My thoughts regarding the dark green to match the fleches is that it could have the potential to appear quite dull on the elevations, in which case I would personally go for retaining the white.

However, as an alternative suggestion, what are people's thoughts on a lighter version of the green within the same tonal range as the fleches?

I think this a classic case of there being no right or wrong answer from a heritage perspective, so it's therefore down to consensus and potentially sourcing a few tester pots of paint.

Hope that helps!

Mike

Michael Atkinson-Smith (He/him)

Senior Planning Officer (Urban Design)

Economy

☎ 01706 925976

✉ michael.atkinson-smith@rochdale.gov.uk

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From: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>

Sent: 31 July 2025 09:50

To: Emma Robinson <E.Robinson@investinrochdale.co.uk>; Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>

Cc: Michael Atkinson-Smith (He/him) <Michael.Atkinson-smith@Rochdale.Gov.UK>

Subject: RE: Touchstones LBC - 25/00582/LBC

Hello,

And just to note; I am aware the determination date is 04.08 and just had Rebeccas's out of office. I am on leave tomorrow. Please can we agree an extension of time, until 18/08 in order to resolve the outstanding issues RE conditions?

I have asked Michael for his opinion on the windows being painted and will try to catch up with him today regarding this.

Many thanks,

Rosalind

Rosalind Gralton (She/her)

Planning Officer
Economy

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From: Emma Robinson <E.Robinson@investinrochdale.co.uk>

Sent: 31 July 2025 09:42

To: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>; Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>

Subject: RE: Touchstones LBC - 25/00582/LBC

Hi Rosalind,

Many thanks for these, we'll review and get back to you.

A question about the rainwater goods, we would like to propose painting them grey? Would we have permission to do this?

Many thanks

Emma Robinson

Senior Project Officer

Phone: 01706 927046

Please note I don't work Mondays.



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From: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>

Sent: 28 July 2025 13:56

To: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>

Cc: Emma Robinson <E.Robinson@investinrochdale.co.uk>

Subject: RE: Touchstones LBC - 25/00582/LBC

Hi Rebecca,

I have attached a word document including the proposed conditions. I have done these on the basis of the consultation response received.

Please feel free to let me know if you request any changes.

I have emailed Michael about the windows and hope to get a response from him this week.

I note the determination date for this is 04/08 (a week today), however we won't determine the application until you've confirmed if you wish to proceed with the conditions attached, and based on the outcome of Michael's windows response, providing we can agree an extension of time.

Many thanks,

Rosalind Gralton (She/her)

Planning Officer

Economy

☎ [01706 925717](tel:01706925717)

✉ rosalind.gralton@rochdale.gov.uk

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From: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>

Sent: 22 July 2025 09:40

To: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>

Cc: Emma Robinson <E.Robinson@investinrochdale.co.uk>

Subject: RE: Touchstones LBC - 25/00582/LBC

Thanks Rosalind,

Yes we have thought about this and we are not replacing lead to any of the lower roofs (these are staying asphalt). That said we will re-discuss with the client in terms of potentially building vacancy. Should the client decide to leave the upper roof as asphalt (rather than replace in lead) this will be a like for like repair and will not need LBC. ON this basis we will leave the LBC drawings as is so the client has the option.

Thanks for following up re the windows – we shall await to hear.

And please do pass on my best regards to Catherine – hope she is doing well with baby number 2! 😊

All best,

Becky

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From: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>
Sent: 22 July 2025 09:24
To: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>
Cc: Emma Robinson <e.robinson@investinrochdale.co.uk>
Subject: RE: Touchstones LBC - 25/00582/LBC

Hi Rebecca,

As an update, I have attached Catherine's heritage consultation response on this Touchstones application.

I'll ask Michael's thoughts on painting the windows – apologies I haven't pass this query onto him yet.

One point Catherine has made to me (not within the formal consultation response) regarding the scheme is she notes the use of lead, *'This is the most suitable material and there are no heritage objections. However, lead theft is not uncommon (the building itself has previously been targeted). If the building is occupied this is less of a concern but if the building is vacant for a period of time after the roof works are completed, then it could be at higher risk.'*

It may be worth bearing this in mind. Please let me know if you have any comments.

Many thanks,

Rosalind

Rosalind Gralton (She/her)
Planning Officer
Economy



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 rosalind.gralton@rochdale.gov.uk

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From: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>
Sent: 17 July 2025 14:09
To: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>
Cc: Emma Robinson <E.Robinson@investinrochdale.co.uk>
Subject: RE: Touchstones LBC - 25/00582/LBC

Hi Rosalind,

Thanks for confirming and yes agree with your assessment. Weve only noted works to the Zone 2 fleches on our drawings so if we could have a condition that asks for confirmation of works to all fleches we can ensure that everything is full covered.

I shall let Emma R confirm when we need determination of the Zone 2 package but don't think there is an immediate rush as it has not been tendered yet.

Did Michael offer his thoughts on painting the windows?

All best,

Becky

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From: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>

Sent: 17 July 2025 10:01

To: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>

Cc: Emma Robinson <e.robinson@investinrochdale.co.uk>

Subject: RE: Touchstones LBC - 25/00582/LBC

Good morning Rebecca,

Following my email yesterday I don't believe we need to amend the description; it doesn't specify the roof zones so I think we are safe to keep as is

'Listed Building Consent for alterations and repairs to Grade II Listed Building consisting of; re-slating of roof, renewal of lead flashings and soakers and upgrade of roof insulation. New lead abutment gutter, replacement of hoppers and downpipes with cast iron fittings, renewal of rainwater goods together with repairs to the associated fleches, masonry and repairs/replacement of rooflights'

Please let me know if you disagree, but I think repairs to the associated fleches will be suffice.

Many thanks,

Rosalind Gralton (She/her)

Planning Officer

Economy

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✉ rosalind.gralton@rochdale.gov.uk

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From: Rosalind Gralton (She/her)

Sent: 16 July 2025 17:21

To: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>

Cc: Emma Robinson <E.Robinson@investinrochdale.co.uk>

Subject: RE: Touchstones LBC

Hi Rebecca,

My apologies for the delay in this response. I've just spoken to my line manager; we wouldn't be able to reissue the LBC, however we of course could add this onto the current planning application.

Is there a specific timescale you require this application to be determined by?

I will have a look at the description of development on the most recent application and see if any new publicity is required for adding the works on; it may possibly be required as I remember it names affecting zone 2 and 3 of the roof. I will be back with this by the end of tomorrow.

Any questions please let me know

Rosalind

Rosalind Gralton (She/her)

Planning Officer

Economy

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From: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>

Sent: 09 July 2025 13:41

To: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>
Cc: Emma Robinson <E.Robinson@investinrochdale.co.uk>
Subject: RE: Touchstones LBC

Thanks Rosalind

Much appreciated

Becky

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From: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>
Sent: 09 July 2025 13:12
To: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>
Cc: Emma Robinson <e.robison@investinrochdale.co.uk>
Subject: RE: Touchstones LBC

Hi Rebecca,

As it wasn't a pre-commencement condition it wasn't sent for review – apologies. The timing of your email with Michael was after the decision was issued. I have a meeting with my manager tomorrow so will ask what she thinks is best – the Zone 2 and 3 roof works application is currently in so alternatively we could condition this as part of this application also and transfer some drawings over.

Answer to 2 – yes you can deal with this under condition 4

Answer to 3 – The application is currently valid – it is 25/00582/LBC and validated on 9th June. I will ask Michael his thoughts on this in lieu of the conservation officer's view.

I'll be in contact tomorrow following my chat with my line manager

Many thanks,

Rosalind

Rosalind Gralton (She/her)

Planning Officer
Economy



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✉ rosalind.gralton@rochdale.gov.uk

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From: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>

Sent: 09 July 2025 11:44

To: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>

Cc: Emma Robinson <E.Robinson@investinrochdale.co.uk>

Subject: RE: Touchstones LBC

You don't often get email from rebecca.mills@insall-architects.co.uk. [Learn why this is important](#)
Hi Rosalind,

Hope you are well. We have received the attached LBC for Zone 1 roof works at Touchstones now, thank you.

Couple of follow up queries in relation to paint colour:

1. We spoke to Michael Atkinson Smith in relation to painting the fleche green, which was approved via email. We were hoping works to the fleche would be conditioned so that this could be formally discharged as part of the application, however the conditions were not sent to us for review. Is it possible that a condition relating to works to the fleche can be added to the LBC?
2. It would be sensible for the dormer windows to be painted the same green. Assume we can deal with this under condition 4?
3. What are your thoughts on painting the timber surrounds to the external elevations in the same green, rather than bright white? Is this something we can add as an amendment to the Zone 2 application that is currently in the process of being validated?

Happy to have a quick call to discuss if useful.

All best,

Becky

Donald Insall Associates

Conservation architects & Heritage consultants

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From: Rebecca Mills
Sent: 24 June 2025 14:32
To: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>
Cc: Emma Robinson <e.robinson@investinrochdale.co.uk>
Subject: RE: Touchstones LBC
Importance: High

Hi Rosalind,

Just checking if there is an update on the below? Time is of the essence now in relation to works on site.

Best Wishes,

Becky

From: Rebecca Mills
Sent: 12 June 2025 09:37
To: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>
Cc: Emma Robinson <e.robinson@investinrochdale.co.uk>
Subject: RE: Touchstones LBC

Hi Rosalind,

Please see images attached. We have also written a very stringent specification to ensure that only the best quality reclaimed slates are used on the roof.

Re-slate with reused / reclaimed slates, replacing any sarking board split beyond viable reuse (fix with s/s nails). Main factors in reusing / using reclaimed slates as follows:

- 5.1. A visual check should be made for any cracks, delamination, discolouration or pitting of the slates which may affect the strength and water-tightness of the slate. Any unsatisfactory slates should be rejected.
- 5.2. If the back of the slates are powdery it is an indication of deterioration and the slate should be rejected.
- 5.3. Each slate should be checked for soundness by tapping and the slate should 'ring true'. A dull sound would indicate a crack and the slate should be rejected.
- 5.4. Any softened or damaged edges, on an otherwise sound slate, can be dressed down to produce a smaller slate if that size is still suitable for the roof design
- 5.5. The existing nail holes must be examined for soundness and suitability for reuse. Any with holes with excessive spalling, or that have been damaged during lifting of the slates from the previous roof, should be rejected. Any slates with more than one set of nail holes should be rejected. Any slates with over large existing nail holes should be rejected
- 5.6. Check that the existing holes of the correct gauge to maintain the required head-lap. If necessary, a re-holing regime showing how suitable head and side laps will be achieved, in accordance with BS 5534, will need to be demonstrated by the roofer. If a suitable regime cannot be provided then the slates should be rejected.

Hope that is enough to now release the paperwork but do let me know if any further queries,

All best,

Becky

From: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>
Sent: 11 June 2025 11:32
To: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>
Cc: Emma Robinson <e.robinson@investinrochdale.co.uk>
Subject: RE: Touchstones LBC

Hi Becky,

Thanks for your email and explanation; if you have photos you can send that should be perfect for now. I'm sure that and given our knowledge of the slates having been used on the Town Hall also may well be enough.

Thanks,

Rosalind

Rosalind Gralton (She/her)
Planning Officer
Economy



☎ 01706 925717

✉ rosalind.gralton@rochdale.gov.uk

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From: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>
Sent: 11 June 2025 09:55
To: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>
Cc: Emma Robinson <E.Robinson@investinrochdale.co.uk>
Subject: Touchstones LBC

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Hi Rosalind,

Hope you are well. We are the architects acting on behalf of RDA for the fabric repairs to Touchstones.

In terms of the below, would it be possible to issue the permission with the need to see a sample of the slate prior to re-roofing as a condition? I can then let you know when one is available on site to view? I have seen the reclaimed slates (they are very good quality) but they are currently being stored in a reclamation yard 2 hours drive away until needed on site. I have photos if that is useful also.

All best,

Becky

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From: Emma Robinson <E.Robinson@investinrochdale.co.uk>

Sent: 11 June 2025 09:37

To: Rebecca Mills <Rebecca.Mills@insall-architects.co.uk>

Subject: FW: Touchstones

Emma Robinson

Senior Project Manager

Phone: 01706 927046

Please note I don't work Mondays.



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From: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>

Sent: 30 May 2025 13:42

To: Emma Robinson <E.Robinson@investinrochdale.co.uk>

Subject: RE: Touchstones | Floor Finishes

Hi Emma,

Just checking if they are ready to view on site – thanks

Rosalind

Rosalind Gralton (She/her)

Planning Officer

Economy



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BOROUGH COUNCIL

☎ 01706 925717

✉ rosalind.gralton@rochdale.gov.uk

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From: Rosalind Gralton (She/her)

Sent: 21 May 2025 11:28

To: Emma Robinson <E.Robinson@investinrochdale.co.uk>

Subject: RE: Touchstones | Floor Finishes

Fab thanks Emma, please let me know when they're on site and will arrange to come down to view them.

Cheers,

Rosalind Gralton (She/her)

Planning Officer

Economy



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From: Emma Robinson <E.Robinson@investinrochdale.co.uk>

Sent: 21 May 2025 11:27

To: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>

Subject: RE: Touchstones | Floor Finishes

Great thanks, the slates are already bought and being stored so I will ask the Contractor if we can bring a sample to site.

They are reclaimed slates from a school but the same as used on town hall.

Thanks

Emma Robinson
Senior Project Officer

Phone: 01706 927046
Please note I don't work Mondays.



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From: Rosalind Gralton (She/her) <Rosalind.Gralton@Rochdale.Gov.UK>
Sent: 16 May 2025 14:32
To: Emma Robinson <E.Robinson@investinrochdale.co.uk>
Subject: RE: Touchstones | Floor Finishes

Hi Emma,

Just reviewing the roof application for Touchstones now. The conservation officer response had no real concerns with any of the proposed works. Are you in a position to share a sample of the proposed roof slate? I know we had discussed it may well be the same as one used on the Town Hall but for clarity it would be great to see a sample prior to determination.

Happy to share the proposed conditions with you as soon as they're drafted so you and your agent can review.

Thank you,

Rosalind Gralton (She/her)
Planning Officer
Economy



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