

Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street
Rochdale
OL16 1XU

Date: 14 March 2025
Our ref: 41971/01/NG/HP/33575803v1
Planning Portal Ref: PP-13853243

Dear Ryan Killeen

Crimble Mill, Crimble Lane, Captain Fold, Heywood, OL10 4DJ

Discharge of Condition 4 attached Listed Building Consent Ref: 21/01703/LBC

On behalf of our client, Prescott Business Park Ltd, please find enclosed an application (submitted via the Planning Portal) for approval of details reserved by Condition 4 attached to listed building consent ref. 21/01703/LBC.

Condition 4

Condition 4 states:

“The existing slates shall be carefully stripped from the roof, inspected for defects and set aside for reuse. The balance to replace those slates unsuitable for re-roofing shall be made up with slates to precisely match the existing in respect of unit dimensions, colour and texture and a sample shall be submitted to and approved in writing by the local planning authority prior to their use.

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.”

To address the requirements of Condition 4, the accompanying photographic evidence demonstrates that the existing slates have been carefully removed from the listed building roofs and other de-listed structures and set aside for reuse.

The applicant's intention is to re-slate the west-facing pitch to Building 1 with the best slates - in random slating laid to diminishing courses. All the other Listed Building roof pitches will be re-slatted to standard courses, as is the existing case, for example, on Building 6. This approach best reflects the look of the Listed Building roofs prior to slate removal; utilises identical on-site materials which have full provenance and historical connectivity; and is the most sustainable option. It is also obvious from the

recent opening up and investigation work that the majority of the structural elements have been repaired, replaced and altered at least once in the building's lifetime.

The accompanying images demonstrate:

- **Image 6083:** slates in standard courses for potential recovery from non-listed structures;
- **Image 6085:** slates in standard courses for potential recovery from non-listed structures;
- **Image 6508:** west facing pitch of Building 1 prior to slate removal;
- **Image 6523:** pitches to Buildings 2 & 3 as slates were being removed;
- **Image 6527:** slates set aside for re-use;
- **Image 6531:** building 6 N-W facing pitch as existing in standard courses;
- **Image 6566:** slates set aside within Building 1; and
- **Image 25 03 03:** 2 x latest timber renovation/replacement work to Building 1.

Recovered slates from the listed building roofs and de-listed structures for demolition have been assessed as to their quality, and it is evident there are enough set aside slates to re-roof the listed buildings without use of any additional replacement slates. Therefore, in accordance with Condition 4, all set aside slates for use precisely match existing slates in respect of dimensions, colour and texture, and Condition 4 can be discharged accordingly.

For information, we also re-submit the following images issued to Rochdale BC to discharge details reserved by Condition 5 (ref. 25/00204/DOC), as an ongoing record of works to date:

- **Images 2025-02-27-17-05-06-01 and 2025-02-27-17-05-06-02:** detailing the reconstructed in situ brickwork panel that matches the existing building; and
- **Images 2025-02-27-17-05-03, 2025-02-27-17-05-04 and 2025-02-27-17-05-05:** detailing the process of chopping out brickwork at each bearing point of the roof trusses to access the joist/rafter ends to effect repairs.

Concluding Remarks

We trust you have sufficient information to discharge Condition 4. However, if you require further information, please do not hesitate to contact me or my colleagues Jennifer Woods and Neil Goldsmith.

Yours sincerely



Harry Payne

Planner

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