



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
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Smith St
Rochdale
OL16 1XU

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Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Rochdale Town Hall wish to install a track system onto select walls in public areas around the building, in order to hang framed and unframed works of art within the town hall. There are already several extant hanging systems installed in the town hall and with these new systems, we will be able to host larger art exhibitions, displaying art objects loaned from other museums and community created exhibitions.

The work involves drilling into the historic walls, however the damage to the fabric of the building is minimal and is justified by the fact that the work is for the benefit of the wider community, bringing more art, heritage and creativity to the city of Rochdale and the wider borough.

The Fire Officer for Rochdale Borough Council has approved this application based on the Fire Strategy and the installation and use of this system will be delivered in accordance with the strategy. In the sterile escape routes, any artworks with combustible components will be placed at least 1 meter apart and remote from potential ignition sources. Areas with restricted fire loads will be spaced 0.5-1m apart and remote from potential ignition sources. In general, loose highly combustible furnishings such as large fabric artworks, large paper based artworks or wooden artworks will be avoided in the sterile and restricted areas.

The system comprises a track that is drilled into the wall, from which stainless steel cables hang down. At the bottom of the cable, the framed or unframed artwork is connected to the rods using specific artwork connectors. The track and rods will be powder coated in a RAL colour that matches the individual wall colours, so the track blends into the wall and is less noticeable. The system is from a company called Absolute, who produce high quality museum-grade hanging systems, that are used in buildings all across the world.

Has the development or work already been started without consent?

☐ Yes

☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know

☒ Grade I

☐ Grade II*

☐ Grade II

Is it an ecclesiastical building?

☐ Don't know

☐ Yes

☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

Previous Applications:

24/01130/LBC
24/01123/ DOC
24/01132/ DOC
24/01263/LBC
24/01133/DOC
24/01124/DOC
24/01127/DOC
24/01130/LBC
24/01126/DOC
24/01123/DOC
24/00054/DOC
24/00048/DOC
23/01071/LBC
23/01018/DOC
23/01013/DOC
23/00591/LBC
23/00590/FUL
23/00411/LBC
23/00288/LBC
23/00084/LBC
22/01503/LBC
22/00834/DOC
22/00352/DOC
21/01764/FUL
21/01765/LBC
20/00615/FUL
20/00616/LBC
20/00577/LBC
20/00576/FUL
08/D50354
08/D50353
05/D45046
00/D37681
94/D31296
90/D25492

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes

☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

☒ Yes

☐ No

b) works to the exterior of the building?

☐ Yes

☒ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes

☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☐ Yes

☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

See attached documents, highlighting the desired locations suitable for installation of the tracks.

Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Other

Other (please specify):

H-Track hanging system

Existing materials and finishes:

There are no hanging systems currently installed in these locations

Proposed materials and finishes:

Material & Finish: Anodised aluminium extrusion that will be powder coated in the RAL colours to match existing wall colours. Dimensions: 12mm width x 25mm vertical height. Sold in 2.5m lengths. As much as possible, the track will run continuously along the wall, over doors and openings, to maintain a clean visual line that will blend with the building. If the track does not end at a wall, Absolute will supply end caps to provide a clean finish. Installation: Pre-drilled at 300mm centres and easy to cut on site. The company recommend mitring inside and outside corners with a chop saw. Weight loading: The standard fixing (300mm) will support artworks up to 150kgs when hung on two suspended supports Hanging mechanism: Stainless steel cables will be used to hang the artworks and a pair of cables will support artworks up to 60kg. The top blocks that attach the hanging component to the track cannot be powder coated as they need to be moved easily in the track. There is an opening every 2.4m to insert the top blocks into the track. Artwork connectors: The chosen artwork connectors are flexible according to the type of artwork frame conditions and security requirements. These are not visible to the public, as they will be behind the artwork.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

See documents:

Plan-First Floor

Plan-Ground Floor

Plan-Ph3 First Floor

Plan-Second Floor

Colour Codes for Rochdale Town Hall Walls

Description of H-Track system at Rochdale Town Hall

Fire Strategy Rochdale Town Hall

Heritage Statement Rochdale Town Hall

Technical Description of Materials Rochdale Town Hall

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

11/08/2025

Details of the pre-application advice received

None

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner: ***** REDACTED *****
House name:
Number: 1
Suffix:
Address line 1: Riverside
Address Line 2: Smith Street
Town/City: Rochdale
Postcode: OL16 1XU
Date notice served (DD/MM/YYYY): 15/08/2025
Person Family Name:

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

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First Name

Rebecca

Surname

Bayram

Declaration Date

15/08/2025

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Rebecca Bayram

Date

15/08/2025