



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305 . **EMAIL :** development.control@rochdale.gov.uk . **WEB :** www.rochdale.gov.uk

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)
390636	411382

Description

Applicant Details

Name/Company

Title

Mr

First name

Michael

Surname

Soumelidis Simms

Company Name

Address

Address line 1

Heys Barn

Address line 2

Chadwick Lane

Address line 3

Town/City

Castleton

County

Country

United Kingdom

Postcode

OL113BY

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

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

33 and 35 Broad Lane also known as Carbrook House has already been knocked through to create one house prior to purchasing.

The property needs a rewiring, replumbing and new central heating, the windows and external doors need replacing due to rot. The windows and doors are 20th Century and will be replaced with wooden doors in keeping with C20.

On the ground floor: - The wall in between the two kitchens will be removed to open the space to create a Kitchen/ Diner area.
- Under the stairs in number 33, a WC will be fitted with a sink

On the First Floor: - The open plan bedroom bathroom in number 35 will be turned into 2 bedrooms and a bathroom.

On the Second Floor: - The open plan second floor will have an ensuite added on the number 33 side

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

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).

Ground Floor: -

The external windows (front and back) will be replaced due to rotting casements and double glazing failure. These will be replaced with wooden frames and double glazing, in keeping with C20.

Damp proof work will be carried out as the ground floor as there is significant damp against the wall of number 35.

All ceilings through out the ground floor has sustained water damage or are already missing due to previous owners and will be replaced with plasterboard, with original beams remaining on show.

The partition wall between the two kitchens will be removed to make the available space more user friendly and to turn the spaces into a kitchen/ diner. This will be done with structural steel and clad in wood to replicate the existing beams.

Where appropriate the doors that are currently in use will be refurbished and reused (these are not originals to the property)

First Floor:-

The external windows (front and back) will be replaced due to rotting casements and double glazing failure. These will be replaced with wooden frames and double glazing, in keeping with C20.

The open bedroom/ bathroom that currently covers the entire first floor of number 35 will be removed and 2 bedrooms and internal bathroom will be created. Where appropriate

Second Floor: -

The external windows (front and back) will be replaced due to rotting casements and double glazing failure. These will be replaced with wooden frames and double glazing, in keeping with C20.

An ensuite will be added to number 33 in the rear portion of the open plan space.

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: Windows Existing materials and finishes: White painted wooden frames and Double Glazed units Proposed materials and finishes: Grey painted wooden frames and Double Glazed units to match existing.
Type: Internal walls Existing materials and finishes: ground floor walls are plastered. Proposed materials and finishes: Plaster on ground floor walls will be removed and replaced with a sika tanking slurry, moisture resistant plasterboards and skim to all damp solid brick walls
Type: External doors Existing materials and finishes: Light green painted wooden frame and wooden doors C20 Proposed materials and finishes: Replaced with navy blue painted wooden frames and wooden doors to match existing.
Type: Lighting Existing materials and finishes: No original features are in the property Proposed materials and finishes: Full rewire of the electrical installations

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

33 - 35 Broad Lane Ground Floor Current.png Carbrook House (Ground floor submission plan).pdf 33 - 35 Broad Lane First Floor Current.png Carbrook House (1st floor submission plan).pdf 33 - 35 Broad Lane Second Floor Current.png Carbrook House (2nd floor submission plan).pdf Front, Side and Rear Elevations.docx
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Neighbour and Community Consultation

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

- ☒ Yes
☐ No

If Yes, please provide details

The property has been vacant for a number of years and looks dilapidated lowering the aesthetics of the neighbouring properties. The current neighbours welcome the house being renovated and lived in.

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

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

If No, and you cannot trace all the other owners, can you give the appropriate notice to one or more owner?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- **Neither Certificate A or B can be issued for this application**
- **All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.**

The steps taken were:

This property is being sold by Adamson Barton Kendall estate agent for Carolyn Louise Salisbury acting as executor for Lois Richardson. My wife and I are hoping to complete on the purchase of the property on 16th January 2026.

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:
Carbrook House

Number:
33.35

Suffix:

Address line 1:
Broad Lane

Address Line 2:

Town/City:
Rochdale

Postcode:
OL16 4PG

Date notice served (DD/MM/YYYY):
13/01/2026

Person Family Name:

this is a renovation of a property

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

22/12/2025

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Michael

Surname

Soumelidis Simms

Declaration Date

13/01/2026

☒ 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

Michael Soumelidis Simms

Date

13/01/2026