



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)

Description

Applicant Details

Name/Company

Title

Mr

First name

Ross

Surname

Tetlow

Company Name

Tetlow Construction Ltd

Address

Address line 1

Midway Cottage

Address line 2

Oulderhill

Address line 3

Town/City

Rochdale

County

Country

United Kingdom

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

We propose to replace the existing timber windows and back door that are currently installed inn the property as they have reached the end of there life and are in a state of rot and disrepair.

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

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:

Existing windows are painted timber windows species of timber unidentifiable but presume softwood at the way they have rotted. They are currently painted in a white gloss paint. There are various types and colours of ironmongery across the property

Proposed materials and finishes:

We propose to replace tghese windows with new Accoya Timber frames (very stable and durable). with double flaxed units with a maximum thickness of 14mm. These will be painted white as the existing. We propse to replace the existing back door which is a stable door. This will be excatly match the existing door in style and appearrance. Again this will be in Accoya and painted white. We propose to use a simple black wrought iron type ironmongery (exact style to be determined)

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

we propose to submit a site block plan, Existing and proposed elevations, details of proposed windows with sections, a Heritage statementand a design and access stetment.

Neighbour and Community Consultation

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

☒ Yes

☐ No

If Yes, please provide details

We have contacted the conservation officer at Rochdale Borough Council

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

nil

Date (must be pre-application submission)

11/12/2025

Details of the pre-application advice received

Completed listed building consent application form. You can apply through the planning portal: <https://www.planningportal.co.uk/>

Site location plan (scale 1:1250 or 1:2500). The site should be outlined in red and there should be two named roads. You can purchase a site location plan through the planning portal: [Buy a planning map](#) - [Buy a planning map](#) - [Planning Portal](#)

Site / block plan (scale of 1:500 or 1:200)

Existing and proposed elevations (ideally these would be provided to scale 1:100 or 1:50). Alternatively it may be possible for you to provide annotated photographs showing the windows to be replaced.

Details of the proposed windows with dimensions. This should include sections and elevations. Confirmation of the material, finish, double glazing thickness (if proposed) should also be included.

Heritage Statement– this needs to set out the history and significance of the building. There are a few templates from different local authorities online. There is a link to one here: [South Lakeland Heritage Statement template](#)

Design and access statement – this can be combined with the heritage statement and only needs to be brief. There is some more information on what they should included here: [What is a Design and Access Statement?](#) - [Planning Portal](#)

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

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Ross

Surname

Tetlow

Declaration Date

25/01/2026

☒ 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

Ross Tetlow

Date

01/03/2026

Amendments Summary

i have submitted a syatement which explains the previously submitted elevation images , i have also submitted some photos of the existing windows