



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
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

Stid Fold Barn

Address Line 1

Barn Field Lane

Address Line 2

Address Line 3

Town/city

Rochdale

Postcode

OL12 9PN

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

Easting (x)

390109

Northing (y)

417395

Description

Barn north of Barn Field Lane and in same area as Stid Fold Farmhouse.

Applicant Details

Name/Company

Title

Mrs

First name

Sabrina

Surname

Smith

Company Name

Address

Address line 1

82 Birch Road

Address line 2

Wardle

Address line 3

Town/City

Rochdale

County

Country

United Kingdom

Postcode

ol12 9qn

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant 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)

Barn conversion with a single storey extension which includes change of use of an existing agricultural stone barn to a single 3 bedroom dwelling. The barn itself is not listed but is associated with the farm cottage that is Grade II listed. There are also properties nearby the barn that are also Grade II listed.

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

Reference: PP-14743663

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:

External walls

Existing materials and finishes:

Stone walls made from local stone

Proposed materials and finishes:

Existing stone barn will retain its stone walls as the outer material. The single storey extension is proposed in high quality black charred wood cladding fixed vertically.

Type:

Roof covering

Existing materials and finishes:

Stone tile roof to existing barn

Proposed materials and finishes:

The existing barn will retain its stone tile roof. The tiles will be removed, cleaned and re-used as the finish following works to the roof structure. The single storey extension roof is proposed to be finished with black integrated solar panels on both north and south facing elements with black metal trim and surround. The black integrated solar panels are the principle finish of the single storey extension roof.

Type:

Windows

Existing materials and finishes:

Existing windows are timber frame, with glass panes currently smashed and blown out. There are 2 timber doors constructed from derelict plywood to two openings on the principle elevation which are to be replaced by windows. There is also an existing archway which has been blocked up and infilled with stone.

Proposed materials and finishes:

Proposed windows to the existing stone barn are of high quality timber frame build, finished in black with clear glass. The 2 doorways on the existing principle elevation are to be replaced with windows comprising of timber build up in black at the bottom of the frame with a black timber frame window inserted above with clear glass. The existing archway which is blocked and infilled is proposed to be opened back up and in-filled with clear glazing with black frame. The single storey extension has a proposed single window to the rear in black timber frame.

Type:

External doors

Existing materials and finishes:

There are 2 existing derelict timber plywood doors on the principle elevation with a single open archway.

Proposed materials and finishes:

The 2 derelict timber plywood doors are to be converted to windows as described in the "windows" section of this application. The open archway is proposed to be the main front door and is to be bespoke constructed from high quality hardwood timber finished in black with two window panes to either side and archway in-fill window pane above. The single storey extension is proposed with a bi-folding sectional door constructed from aluminium frame finished in black with clear glazing

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Dry stone walls with galvanised steel gates.

Proposed materials and finishes:

Dry stone walls with galvanised steel gates.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Random mixture of mud, grass, large and small stones compromises the vehicle access to the site. There is stone slab paving at the front of the barn which is currently overgrown with grass and stone slab paving across the site of the existing ruin to the east of the barn but falls within the site boundary. This stone slab paving would have been the floor finish of the ruined cottage. There is overgrowth and discarded pipes, stone and timber.

Proposed materials and finishes:

Mixture of mud, grass, large and small stones to remain with additional mixed stone gravel to support vehicular access and provide 2 car parking spaces. The stone slab paving across the front elevation is to remain with the overgrowth cleared. The stone slab paving within the existing ruin is to remain with the overgrowth, discarded pipes, stone and timber removed and cleared.

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

Stid Fold Barn - Design and Access Statement, Stid Fold Barn - Green Belt Assessment, Stid Fold Barn - Single Storey Extension Materials, Stid Farm Planning Drawings ADAM SMITH PLANNING Revised.

Neighbour and Community Consultation

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

- ☒ Yes
☐ No

If Yes, please provide details

Local neighbours have been informed of the proposal to convert the barn into a dwelling, which has received positive feedback. Councillor Ashley Dearnley has also been involved in the pre-application process and is very supportive of this proposal.

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

PREAPP/00066/25

Date (must be pre-application submission)

01/07/2025

Details of the pre-application advice received

Pre-application advised that we reduce the curtilage and using existing boundary lines, which we have now done. It was also advised that we amend a double storey extension down to a single storey extension, no new openings on the principle elevation and ensure windows are not uniform, all of which we have now embedded within our new application. It was also advised that the mezzanine landing should not extend to the full width of the floorspace, which we have ensured in our plans. It was also acknowledged within the advice that a residential use of the barn would ensure it's long-term viability as it is currently derelict and uncared for. It was stated that the conversion of the barn and the change of use to a residential dwelling would be supported. It was also stated that the application property would not unduly impact on the amenity of any of the other neighbouring residential properties. There was also a list of surveys to be completed, which we have now completed.

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: Stid Fold Farmhouse
Number:
Suffix:
Address line 1: Barn Field Lane
Address Line 2:
Town/City: Rochdale
Postcode: OL12 9PN
Date notice served (DD/MM/YYYY): 28/02/2026
Person Family Name:

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mrs

First Name

Sabrina

Surname

Declaration Date

28/02/2026

- ☒
- 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

Sabrina Smith

Date

03/03/2026