



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

34

Suffix

Property Name

Address Line 1

Rooley Moor Road

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL12 7AX

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

Easting (x)

388521

Northing (y)

413987

Description

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Newton

Company Name

Address

Address line 1

34 Rooley Moor Road

Address line 2

Address line 3

Town/City

Rochdale

County

Greater Manchester

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

Description of Proposed Works

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

This is a retrospective regularising application for Listed Building Consent for the replacement of windows and both the front and rear doors at 34 Rooley Moor Road, Meanwood, Rochdale.

Has the development or work already been started without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

15/04/2024

Has the development or work already been completed without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

01/06/2024

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:
Hardwood dark brown painted windows with faux lead to the front and non-lead to the rear.

Proposed materials and finishes:
Hardwood replacement windows on a like for like basis, colour matched to the original windows. Similar faux lead to the front and plain to the rear. No changes in window structure or openings.

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

Heritage Statement Ref 1
Design and access statement Ref 2
Repair v replace statement Ref 3
Window large scale plan Ref 4
Photographs of each window and door with sizing.ref 5

Neighbour and Community Consultation

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

- ☒ Yes
- ☐ No

If Yes, please provide details

Neighbour in the adjoining listed buildings at 32 and 36 Rooley Moor Road were consulted regarding the proposed replacement. These are Mr & Mrs R MacSparran, and Mr & Mrs S Kornyk.

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)

24/02/2026

Details of the pre-application advice received

I originally contacted RBC Conservation Officers (Christiana) in December and January 2023/4. I have subsequently contacted and sought advice from the above officer both in writing and by telephone. I have been advised the LBC is required and that I should submit a Listed Building Consent application to regularise the works. I was also advised that I would be required to submit the following additional documents/information: Completed listed building consent application form.

Site location plan (scale 1:1250 or 1:2500 and application site outlined in red)

Scaled plans and elevations. However a plan showing the location of the windows and annotated photographs with dimensions may be acceptable (the annotations should include dimensions in metric and clearly highlight the windows and doors which have been replaced)

Product specifications for the replacement windows and doors (including materials and large scale sections with dimensions)

Heritage statement and design and access statement. These can be combined.

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.

Name of Owner:

***** REDACTED *****

House name:**Number:**

34

Suffix:**Address line 1:**

Rooley Moor Road

Address Line 2:**Town/City:**

Rochdale

Postcode:

OL12 7AX

Date notice served (DD/MM/YYYY):

25/02/2026

Person Family Name:

Person Role

☒ The Applicant☐ The Agent

Title

Mr

First Name

Mark

Surname

Newton

Declaration Date

06/03/2026

☒ 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

Mark Newton

Date

06/03/2026