

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS
1990

Listed Building Consent (Alter/Extend)

APPLICATION REFERENCE: PL/2025/1256

Applicant Emma Robinson Number One Riverside Smith Street Rochdale OL16 1XU	Agent Mr Joseph Riordan Kempston Street Works 87 Kempston Street Liverpool, L3 8HE
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Part I - Particulars of Application

- Proposal:** Interior works to the first floor galleries to amend the proposed entrance lobby design to Gallery 2, install glazed doors between Gallery 3 and 4 and to remove tongue & groove and other overboarding to gallery walls.
- Location:** Touchstones Arts and Heritage Centre, The Esplanade, Rochdale, OL16 1AQ
- Valid On:** 9 December 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (3)

- 1 The works must be begun not later than three years beginning with the date of this consent.

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The works hereby approved shall be carried out in accordance with the following plans and documents:
- Location Plan
 - Design, Access and Heritage Statement prepared by Architectural Emporium
 - Application form

- Drawing No FF-1.002- Existing Block Plan
- Galleries 02-04_Modern Photographs FF-0.010
- Gallery 02-04_Existing T&G Condition FF-0.011
- Existing Internal Elevations_Gallery 02 - FF.1.312
- Existing Internal Elevations_Gallery 03 - FF.1.313
- Existing Internal Elevations_Gallery 04 - FF.314
- External Elevations - FF-1.400
- Proposed First Floor Plan FF-3.101
- Proposed Internal Elevations_Gallery 02 - FF-3.312
- Proposed Internal Elevations_Gallery 03 - FF-3.313
- Proposed Internal Elevations_Gallery 04 - FF-3.314
- Proposed Doorway Options - FF-SK01 | REV * issued 17.03.26 - G3/G4 Test Options
- Proposed Doorway Survey - FF-SK02 | REV * issued 17.03.26 - G3/G4 Doorway Survey Images

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works in accordance with the policies contained within the Core Strategy, the Unitary Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding any details on the approved plans, works to the new proposed doors shall not commence until full details of materials to be used on the proposed doors between Gallery 2, Gallery 3 and 4, including product specifications, fixtures and fittings, cross-section and elevation details, glazing, and signage, have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved method statement and details and they shall be retained as approved thereafter.

Reason: In order to ensure use of an appropriate design and materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework.

Date of Decision: 27/03/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice. Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.