

APPLICATION NUMBER: 25/00770/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00770/LBC

CASE OFFICER

Michael Atkinson-Smith

DETERMINATION DATE 07.10.2025 EXT OF TIME

Address: Hogarths Public House, The Butts Avenue, Rochdale OL16 1EY

Proposal: Mural on rear elevation wall

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

GRANT Subject to Conditions

CHECKED AND SIGNED OFF BY: RK

DATE:08/09/2025

SITE

The application relates to the rear elevation of the Hogarths Public House on The Butts in Rochdale Town Centre. The building is listed at Grade II on the National Heritage List for England, with its rear elevation facing towards Baillie Street and the steps known as The Bank.

The ground floor of the building contains the former banking hall of the Royds Bank, which later became part of the Manchester & Salford Bank and then the Royal Bank of Scotland. At first floor level lies an apartment accessed via a separate staircase block.

To the rear of the building stand Nos. 10, 12, 14 and 16 Baillie Street, which are also listed on the National Heritage List for England at Grade II.

The site also lies within the Rochdale Town Centre Conservation Area, within the Old Town character area.

The building itself was first listed on 25th October 1951, with the most recent amendment to the official listing entry being in August 2014.

The official List Entry is extensive, with full details available on Historic England's website: - [The former Royds Bank, Non Civil Parish - 1045852 | Historic England](#).

The reasons for designation contained within the official Listing Description are as follows:

The former Royds Bank (now the Royal Bank of Scotland), The Butts, comprising a c.1800 staircase block, an 1879 bank extension by James Cheetham, and a 1913-14 bank chambers by Cecil Jackson, is listed at Grade II for the following principal reasons: * Architectural interest: as a bank of long standing with three phases of distinctly different appearance, a c.1800 sub-domestic block, a well-designed 1879 extension in a clean-cut Greek Revival style, and an impressive, early-C20 neo-classical bank chambers; * Historic interest: the bank's phasing clearly shows the historic development of these institutions, the earliest c.1800 block demonstrating the discreet nature of C18 and early-C19 banks, which were usually associated with private houses, in contrast to the purpose-built, Greek Revival extension of 1879, a style favoured by the Bank of England, and the grand neo-classical bank chambers of 1913-14, both architect designed and clearly embodying a reassuring image of longevity, confidence and reliability to clients; * Materials: all three phases are constructed of high-quality materials displaying fine craftsmanship in their detailing, the c.1800 block of brick in Flemish bond, the 1879 extension of sandstone ashlar and the early-C20 bank chambers of fine, white Portland stone.

PROPOSAL

Listed Building Consent is sought for the proposed installation of a mural artwork on the rear (north facing) elevation of the building. The proposed artwork would be installed as part of the Common Walls International Mural Festival taking place in Rochdale Town Centre throughout September 2025, which is part of the programme of events taking place during Rochdale's tenure as Greater Manchester Town of Culture 2025/2026. This festival builds on the previous success of the Rochdale

Uprising mural festival in August 2019 which saw the painting of 12 murals delivered as part of the Rochdale Heritage Action Zone programme.

The proposed artwork would be painted by Onor, an internationally renowned mural artist, depicting a group of sleeping dogs which is related to local icon Gracie Fields' reported love of animals.

The mural would be painted on the left-hand side of the existing grey rendered elevation as viewed from Baillie Street.

The choice of artwork has been selected through a public engagement activity led by Rochdale Creates, in collaboration with the community, the building owner and key stakeholders as part of a multi-agency and community regeneration partnership.

RELEVANT PLANNING POLICY AND LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Places for Everyone joint development plan (PfE):

JP-Strat 12	Main Town Centres
JP-P1	Sustainable Places
JP-P2	Heritage

Adopted Rochdale Core Strategy (CS):

P1	Improving Image
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
DM1	General development requirements
T2	Improving accessibility

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
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Supplementary Planning Documents (SPD):

N/A

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Highways and Engineering - No comments received to date.

Conservation Officer - N/A – Application processed by the acting Conservation Officer.

REPRESENTATIONS

Letters of notification were sent to surrounding properties, a site notice displayed in the vicinity and an advertisement placed in the local press. No public representations have been received.

ANALYSIS

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Similarly, Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

The application for Listed Building Consent in this particular instance must be considered within the context of the Council's ongoing efforts to improve and enhance the economic vitality and attractiveness of Rochdale Town Centre through a number of major physical regeneration and cultural & heritage-led regeneration initiatives.

In terms of the policy context within the Development Plan for the borough, PfE policy JP-Strat 12 seeks to ensure that the local distinctiveness of each main town centre in Greater Manchester is retained and enhanced. PfE policies JP-P1 (Sustainable Places) and JP-P2 (Heritage) particularly support this key strategic objective through including a focus on creating visually stimulating environments, including through the provision of public art, to deliver positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and social wellbeing.

The suite of adopted Rochdale Core Strategy policies DM1, P2, P3 & DM1 which are focussed on improving the image of the borough, celebrating the borough's heritage and promoting and celebrating excellent design area are also notably relevant to the determination of this application.

The proposed mural artwork would be installed in a visually prominent location within the Baillie Street Quarter, visible from a wide aspect at one of the busiest thoroughfares at the heart of Rochdale Town Centre. Much placemaking intervention has taken place in and around the Baillie Street Quarter in recent years to enhance the attractiveness of the area and create a welcoming street scene with further development and environmental enhancements expected over the coming years. On this basis, it is considered that the addition of the proposed mural artwork would be appropriate in this location, plus it is noted that the artwork would be viewed in the context of further mural artworks in the immediate surroundings which collectively would contribute to a unique and notable visual feast of artworks to enhance the visitor experience of local residents and visitors to the town.

In respect of the Grade II listed building itself, it is noted that the area proposed for painting of the mural is rendered in a grey coloured contemporary material which has no historical significance. In addition, the existing wall can reasonably be considered to be unsightly.

Therefore, on the above basis it is considered that the proposed mural artwork would contribute positively to local identity and assist in further creating a visually stimulating environment, whilst respecting the borough's culture and heritage. On this basis, the application would accord with Places for Everyone joint development plan policies JP-Strat 12, JP-P1 & JP-P2, adopted Rochdale Core Strategy policies P1, P2, P3 & DM1, the Planning (Listed Buildings and Conservation Areas) Act 1900 (as amended) and the National Planning Policy Framework.

Highway Safety

The proposed mural would be visible from the adopted highway which in this location takes the form of a pedestrianised control zone with deliveries only permissible during the early morning. On this basis, no highway safety implications are expected as the risk of vehicular and pedestrian conflict by people viewing the artwork from the adopted highway is mitigated through the closure of the street to vehicles during the core operational hours of the commercial activities within the town centre.

No conflict would therefore arise with policy T2 of the adopted Rochdale Core Strategy of the National Planning Policy Framework in respect of highway safety.

RECOMMENDATION

GRANT subject to the following conditions:

1. This consent relates to the following plans and drawings:

- Location Plan
- Existing Elevation
- Proposed Elevation
- Proposed Mural Image, drawing no. CW(SK)001

and the development shall not be carried out otherwise than in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Places for Everyone joint development plan, the Rochdale Core Strategy and the National Planning Policy Framework.

2. The mural artwork hereby approved shall be kept in a satisfactory standard of repair and visual appearance for the lifetime of the installation. Should the mural become damaged, defaced or otherwise unsightly, the mural shall be either:

- a) re-painted or touched up as necessary, or
- b) the wall shall be returned to its original state by being painted over in a neutral paint colour using an appropriate paint for the rendered wall coating; or
- c) a new mural artwork shall be painted subject to a further separate application for Listed Building Consent.

Reason: In the interests of visual amenity and conserving & enhancing the historic environment in accordance with Places for Everyone joint development plan policies JP-Strat 12, JP-P1 & JP-P2, adopted Rochdale Core Strategy policies P1, P2, & DM1, the Planning (Listed Buildings and Conservation Areas) Act 1900 (as amended) and the National Planning Policy Framework.

Report Author Michael Atkinson-Smith