



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

St Marys C Of E Primary School

Address Line 1

Oldham Road

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL11 2HB

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

Easting (x)

390423

Northing (y)

411579

Description

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Platt

Company Name

Rochdale Borough Council

Address

Address line 1

Rochdale Borough Council

Address line 2

Floor 2, Number One Riverside

Address line 3

Smith Street

Town/City

Rochdale

County

Greater Manchester

Country

England

Postcode

OL16 1XU

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Samuel

Surname

Mamer

Company Name

Seven Architecture

Address

Address line 1

1.3 Waulk Mill

Address line 2

51 Bengal St

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M4 6LN

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

The Proposed work for this application comprises a series of repairs to the roofs, gutters, rainwater goods and eaves. The works are focused around the roof of the building where the condition of the building fabric is poor and potentially unsafe. The fabric decline and various other smaller defects are to be addressed and repaired as part of these works. The aim of these repairs is to conserve the heritage asset, investigate the structure, make the tiling safe and secure to protect users below, prevent further water ingress and make good any defects or harmful repairs that have been undertaken previously.

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

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

SMP-SEV-XX-00-DR-A-01010-P01 Site Plan - Existing
SMP-SEV-XX-R1-DR-A-01100-P02 Proposed Site Scope of Works Plan
SMP-SEV-XX-R1-DR-A-01101-P02 Site Plan - Logistics
SMP-SEV-XX-R1-DR-A-01102-P02 Site Plan - Risks
SMP-SEV-XX-R1-DR-A-01110-P02 Proposed Site Phasing Plan
SMP-SEV-XX-00-00-A-02001-P02 Ground Floor - Existing Plan
SMP-SEV-XX-R1-DR-A-02002-P01 Roof - Existing Plan
SMP-SEV-XX-R1-DR-A-02012-P02 Roof - Fabric Repair Plan
SMP-SEV-XX-R1-DR-A-02013-P01 Roof - Rainwater Goods Plan
SMP-SEV-XX-XX-DR-A-03000-P01 Elevation AA - Existing
SMP-SEV-XX-XX-DR-A-03001-P01 Elevation BB - Existing
SMP-SEV-XX-XX-DR-A-03002-P01 Elevation CC - Existing
SMP-SEV-XX-XX-DR-A-03003-P01 Elevation DD - Existing
SMP-SEV-XX-XX-DR-A-03004-P01 Elevation EE - Existing
SMP-SEV-XX-XX-DR-A-03005-P01 Elevation FF - Existing
SMP-SEV-XX-XX-DR-A-03010-P02 Elevation AA - Demolition & Repairs
SMP-SEV-XX-XX-DR-A-03011-P02 Elevation BB - Demolition & Repairs
SMP-SEV-XX-XX-DR-A-03012-P01 Elevation CC - Demolition & Repairs
SMP-SEV-XX-XX-DR-A-03013-P01 Elevation DD - Demolition & Repairs
SMP-SEV-XX-XX-DR-A-03014-P01 Elevation EE - Demolition & Repairs
SMP-SEV-XX-XX-DR-A-03015-P01 Elevation FF - Demolition & Repairs
SMP-SEV-XX-XX-DR-A-03100-P02 Sections A-A Roof Build-up and Ridge Detail, B-B Ext. Gutter, C-C Valley Gutter
SMP-SEV-XX-XX-DR-A-03105-P02 Section F-F Typical Dormer Window
SMP-SEV-XX-XX-RP-A-09600-P02 St Mary's CE Primary School Pre-Construction Information
SMP-SEV-XX-XX-SP-A-09500-P02 St Mary's CE Primary School Restoration Specification
SMP-SEV-ZZ-ZZ-RP-A-09100-P03 - Heritage statement

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:
Roof covering

Existing materials and finishes:
Slate tiles. Underside of tiling: Timber batons, a mixture of sarking boards added in separate installations over the years

Proposed materials and finishes:
As Existing. Missing/ damaged tiles replaced/renewed. Underside of tiling: New timber batons, roof-felt breather membrane (to comply with Natural England guidelines re: risk to bats), new insulation, variable-surface diffusion (VSD) membrane

Type:
Rainwater goods

Existing materials and finishes:
Lead valley gutters, a mix of plastic and cast iron guttering & downpipes.

Proposed materials and finishes:
Renewing lead valley gutters, replacing plastic guttering & downpipes with cast iron, renewing existing cast iron where possible.

Type:
Ceilings

Existing materials and finishes:
Suspended ceiling

Proposed materials and finishes:
As existing, with protective netting during works and potential temporary removal of ceiling sections to accommodate scaffolding for works (to be replaced once works completed).

Type:
Chimney

Existing materials and finishes:
Stonework, stone capping, metal and clay chimneypots.

Proposed materials and finishes:
As existing.

Type:
Other

Other (please specify):
Cupola

Existing materials and finishes:
Timber Cupola with slate roof

Proposed materials and finishes:
To match existing.

Type:
Windows

Existing materials and finishes:
Timber dormer windows with tile covers.

Proposed materials and finishes:
As existing.

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

SMP-SEV-XX-R1-DR-A-02012-P02 Roof - Fabric Repair Plan
SMP-SEV-XX-R1-DR-A-02013-P01 Roof - Rainwater Goods Plan
SMP-SEV-ZZ-ZZ-RP-A-09100-P03 - Heritage statement
SMP-SEV-XX-XX-SP-A-09500-P02 St Mary's CE Primary School Restoration Specification

Neighbour and Community Consultation

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

- ☐ Yes
☒ No

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

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

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

Samuel

Surname

Mamer

Declaration Date

20/12/2023

☒ 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

Ian Chapman

Date

22/12/2023