



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
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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

Townhouse Mill

Address Line 1

Town House Road

Address Line 2

Address Line 3

Rochdale

Town/city

Littleborough

Postcode

OL15 9JX

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

Easting (x)

393691

Northing (y)

417160

Description

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Barker

Company Name

Address

Address line 1

Town House Mill

Address line 2

Town House Road

Address line 3

Town/City

Littleborough

County

Country

United Kingdom

Postcode

OL15 0EF

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

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)

Town House Mill has an "off the shelf" front door with large glass upper panel, built centrally into an arched hardwood frame, with glass to the upper elements of the side panels and wood below. A small transom window is above the door.

Both the door and arch are in poor condition, with wood filler in many of the panels, gaps in and around the door, and a failed seal on the right-hand glazing unit (looking at the door from the front).

The door currently has a centrally located letter box which does correspond to the neighbouring properties, both of which have post boxes to the side of the door (both different styles).

The wooden arched windows in the first and second floor bays are in good condition however the left middle glazing unit seal (looking at the property from the front) has failed in both windows. Upon inspection by the proposed joinery company, it appears that the remaining five units in each window have been replaced previously except for the sixth one.

To bring the property more in line with its residential status, it is proposed to have a solid hardwood (Sapele mahogany) front door, slightly wider than the original (900mm) to match the next-door property and allow easier access. The top of the door will be arched to enhance the original stone arch feature of the property. The glass side panels are proposed to be full-length clear toughened double-glazed units (low E Argon filled, warm edge cavity) to continue to let light into the entrance hall and continue with the vertical theme, avoiding horizontal bars which are not visible anywhere else on the property or its neighbours. The door will be finished in dark wood stain to match the neighbouring properties. Ironmongery will include studs, a black period door handle, with an iron door knocker.

To ensure continuity with the neighbouring properties it is proposed to have a post box to the left of the arch (looking from the front). The box will be mounted into the mortar rather than the stonework of the property.

Regarding the failed double glazing units in the first and second floor arched windows, it is proposed that these units are replaced like-for-like with no change to the current appearance.

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

There are no current applications or demolitions.

Previous proposals:

The building was converted to residential status in around 1997.

Double glazing windows were replaced around ten years ago.

Solar panels have also been added to the garage (unlisted, built in 1997).

I only moved into the property 6 months ago so do not have the previous planning application reference numbers,

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).

Please see attached heritage statement, scale drawings and location of items to be changed.

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 doors

Existing materials and finishes:

Hardwood timber (unknown type) and double glazing units. Woodwork finished in dark wood stain.

Proposed materials and finishes:

Hardwood timber (Sapele Mahogany) and double glazing units (low E Argon filled, warm edge cavity). Woodwork finished in dark wood stain to match previous colour and neighbouring properties.

Type:

Windows

Existing materials and finishes:

Double glazed units of unknown properties. I will not be replacing the actual window, just the single failed unit on each floor.

Proposed materials and finishes:

Double glazed units (low E Argon filled, warm edge cavity).

Type:

Other

Other (please specify):

Post box

Existing materials and finishes:

The existing door has a black centrally located letter box which does not match the neighbouring properties, both of which have post boxes to the side of their front doors.

Proposed materials and finishes:

Post box made of iron and steel. Dimensions as follows: Height 315mm, width 355mm, depth 170mm, weight 4kg. The aperture is 275mm x 25mm, and the door opening 280mm x 120mm.

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 front door 21 09 2025.
Location of replacement door arch and DG units.
Scale drawing 1.
Scale drawing 2.
Official Copy (Title Plan) - GM899002.

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

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)

03/10/2025

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

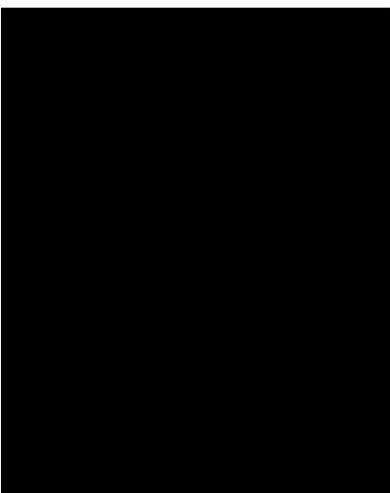
Certificate Of Ownership - Certificate B

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:



Person Family Name:

Person Role

☒ The Applicant☐ The Agent

Title

First Name

Surname

Declaration Date

☒ 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

Paul Barker

Date

07/10/2025