



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

Rochdale Town Hall

Address Line 1

The Esplanade

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL16 1AZ

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

Easting (x)

389561

Northing (y)

413236

Description

Applicant Details

Name/Company

Title

Ms

First name

Emma

Surname

Birkett

Company Name

Rochdale Development Agency

Address

Address line 1

Rochdale Town Hall The Esplanade

Address line 2

Address line 3

Town/City

Rochdale

County

Rochdale

Country

Postcode

OL16 1AZ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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)

Ground Floor Kitchen (G6c, G7):

Provision of new kitchen to the ground floor.

1no. additional opening through the modern asphalt roof to facilitate new mechanical ventilation system.

First Floor Kitchen (F6c, F6g, F6d, F6f):

Provision of new kitchen to the first floor.

Note: with the exception of the additional roof vent opening to the ground floor kitchen, all the necessary works to the fabric to facilitate the kitchens (MEP installation, wall and floor coverings etc.) were granted permission under Phase 2 application (Ref: 20/00615/FUL). This application mostly relates to the installation of fixed kitchen equipment.

Barrel Store (B2c):

Provide, install and commission a cellar cooling system for the basement cellar, including a DX cooling unit (indoor and outdoor), interconnecting refrigerant pipework and wiring, a power supply, drainage, and removal of a modern litter screen to floor grilles to lightwell where outdoor unit will be placed. Note, that the proposals are for electric installation to room B2c and associated cooling equipment to be installed within the lightwell adjacent to B2a to allow basement room B2c to be cooled for storage of beer barrels. Cellar room and bar will be sensitively linked through the new service riser (formed out of the old lift shaft) which was granted consent and installed as part of Phase 2 works.

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

Ref: 20/00615/FUL Restoration and refurbishment of Rochdale Town Hall incorporating civic spaces together with ancillary functions, including events, exhibition and interpretation spaces, upgraded bar and cafe. Works to include; glazing of Porte Cochere and tower link, new terraced access to building perimeter, external repair works, specialist repair of decorative interiors, restoration of key internal spaces and selective window replacement; new services including lifts, plant and equipment; new facilities including exhibition, toilets and storage; and associated works (Phase 2 of restoration and refurbishment works to facilitate the building's continued use).

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).

Hybrid Heritage, DAS - Kitchen Planning
RTH-DIA-XX-XX-DR-A-0056-Phase2-KitchenLBC_SitePlans
RTH-DIA-XX-XX-DR-A-4070-Phase2_Plan_Location
RTH-DIA-XX-00-DR-A-0055-Phase2-BasementFloor-BarrelStore
6 Ground Floor Kitchen with Table of Equipment 10.08.23
8 Ground Floor Kitchen Inc. Basement 10.08.23
9 Ground Floor Kitchen with Elevations 10.08.23
10 Ground Floor Kitchen Ventilation System 27.07.23
First Floor Kitchen Layout Rev 2 04.08.23

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:
Other

Other (please specify):
Kitchen Fixtures and Fittings

Existing materials and finishes:
N/A

Proposed materials and finishes:
See drawings

Type:
Other

Other (please specify):
Mechanical Ventilation System

Existing materials and finishes:
Powder coated metal.

Proposed materials and finishes:
Powder coated metal: Stainless Steel (below ceiling). Galvanised Steel powder coated RAL 7022 (above roof).

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

Hybrid Heritage, DAS - Kitchen Planning
RTH-DIA-XX-XX-DR-A-0056-Phase2-KitchenLBC_SitePlans
RTH-DIA-XX-XX-DR-A-4070-Phase2_Plan_Location
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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

First Name

Surname

Reference

27/07/2023

Details of the pre-application advice received

Consultation with C/O Christiana Shovlin on 16th May and 27th July.

Conservation Officer was amenable to the proposals presented at the meeting on the 27th July. Minor amendments requested by the C/O have been actioned and are included on the current submitted proposals.

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

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

First Name

Surname

Birkett

Declaration Date

10/08/2023

☒ 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

Katie Harries

Date

10/08/2023

Amendments Summary

Amended drawings and HDAS submitted following meeting with C/O (all outlined within submitted application).