

**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

55

Suffix

Property Name

Milnrow Public Library

Address Line 1

Newhey Road

Address Line 2

Address Line 3

Rochdale

Town/city

Milnrow

Postcode

OL16 3NP

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

Easting (x)

393176

Northing (y)

412158

Description

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Harris

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

Country

Postcode

OL161XU

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

***** REDACTED *****

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

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

Works to repair and fully re-point spalling and structurally compromised stonework, repairs to the roof, ridges and ventilation turret, repairs to rotten windows and historic leaded glass, dismantling and re-building of structurally compromised oriel window, entrance gable and chimney with associated structural ties and support, refurbishment of rainwater goods, localised internal re-decoration, flashing and re-pointing of copings, repairs to existing asphalt roof and incorporation of new opening casements within existing window frames.

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).

The works are for dismantling, repair and re-construction as existing. Full documentation for the works including:
Condition Survey Survey Report, Construction/Condition Investigation Report, Emergency Works Report, Design Access and Impact report, full plans, sections, elevations and details (As Listed Below), structural support nad propping proposals, full specificalton:
Site Locaiton Plan, Existing Floor Plans, Roof Plan and Proposed Works, Existing Floor plans showing internal repair works, Existing SW and NW Elevations,
Existing SE and NE Elevations, SW & NW Elevation Repair Works, SE & NE Elevation Repair works, Sections AA -DD-Proposed Works, Coping Repair Details, Proposed ROof Repair Details Sheets 1-3, Repairs to windows, doors and glazing, Existing Sections AA & CC, Entrance Gable Construction & Scope of Works, Structural proposal drawings.

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 walls

Existing materials and finishes:

Fine dressed ashlar front elevation and brick to all other elevations. Original Lime mortar with cementitious past over-pointing

Proposed materials and finishes:

Re-dress and indent repairs to stonework to fully match the existing. Existing removed stone to be re-used for indent repairs where possible. Removal of all cementitious mortar to the stonework and full re-pointing in lime mortar to match the original. Stone for indent repairs etc to fully match the existing in appearance, porosity, hardness, colour, texture Brickwork to be locally re-pointed in lime mortar. Where bricks are damaged they are to be reversed where possible or replaced with matching reclaimed bricks from a reputable source.

Type:

Roof covering

Existing materials and finishes:

Existing generally Westmorland Green Slate but with Welsh blue to the reading room roof

Proposed materials and finishes:

Existing slate to be retained and where new is required to replace missing or damaged, new slate to fully match the original size, colour, thickness, edge profile, coursing etc

Type:

Chimney

Existing materials and finishes:

Existing brick chimney with stone offsets to the side elevation. Heavily compromised

Proposed materials and finishes:

Dismantle and re-build top section, re-using existing bricks and stonework and supplementing with new to match where required. Incorporate chimney flashing and bed joint reinforcement.

Type:

Windows

Existing materials and finishes:

Largely pitch pine sash and casement windows with past repairs in inferior softwood. Painted finish. Leaded glass lights set directly into the stonework Leaded lights set in W20 hopper or casement frames

Proposed materials and finishes:

Cut out rotten timber and repair with hardwood or North American Douglas fir. Re-decote to match Re-lead leaded lights that require repairs. Work by leaded light specialist Repair/replace W20 hopper frames and fully clean and re-lead lights as required. Work by Leaded Light Specialist

Type:

Ceilings

Existing materials and finishes:

Some painted lath and plaster ceilings remain Some plasterboard ceilings from a past (2000) refurbishment.

Proposed materials and finishes:

Repair as required to match the existing following the carrying out of the repair works. Damage to the existing to be minimised.

Type:

Rainwater goods

Existing materials and finishes:

Mixture of cast iron and plastic existing rainwater goods

Proposed materials and finishes:

Fully re-furbish the existing cast iron, where possible and supplement damaged/missing sections with new cast iron to match. Fully re-seal and re-decorate to match existing.

Type:

Internal walls

Existing materials and finishes:

Generally lime plaster but with vinyl overpainting. Gypsum plaster repairs from the re-furbishment in 2000 and subsequent repairs.

Proposed materials and finishes:

Repairs to be localised to the area of works and patch repairs to fully match the existing. Replacement of gypsum plaster/ vinyl with lime plaster/mineral paint where whole areas are to be replaced.

Type:

Other

Other (please specify):

Ventilation turret

Existing materials and finishes:

Painted galvanised steel

Proposed materials and finishes:

Repair and partial replacement (where irreparable corrosion). Painted galvanised steel to match the 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

Proposed elevations, Roof repair works, proposed roof repair details and sections, Design access and Heritage Impact Statement, Full specification, etc

Neighbour and Community Consultation

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

☒ Yes

☐ No

If Yes, please provide details

The Client, from Rochdale Council has consulted the owners of Clock Tower Court and The Old Police Station (The two adjacent developments), regarding access for the works, scaffolding etc.

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

***** REDACTED *****

Surname

***** REDACTED *****

Reference

E-mail communication - Response 12.12.2023

Date (must be pre-application submission)

27/11/2023

Details of the pre-application advice received

Advised to proceed with Listed Building Application on the basis of the attached and that Planning Approval was not required. Prior discourse with Catherine Fenghour at all stages.

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

☒ 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

David Hamer

Date

20/12/2023