



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
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Smith St
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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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)

Conversion of existing building to 14 apartments with associated cycling and refuse stores, at Waterside House, Water Street, Rochdale, OL16 1TL (Grade II Listed Building).

Please note that this application proposes minor amendments to the previously approved 20/00601/LBC, to include:

- Internal layouts to each apartments were amended to comply with building regulations and coordination of stud partitions location to avoid existing columns upon cross referencing with digital survey scan
- Communal electrical cupboard and WC adjacent to apartment 4 was removed and electrical cupboard relocated
- Internal cycle store relocated under the archway
- 1no. proposed external lightwell was removed to the Lower Ground Floor apartment.

In addition to this, drawings were updated with further detail as was undertaken to discharge conditions 3 & 4 of 20/00601/LBC, to include, internal walls and doors details, new rooflights, and the like. Please refer to the Discharge of Conditions application for further information (Ref: PP-12403734) and the S73 application (Ref: PP-12408743).

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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
- ☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
- ☒ No

c) Demolition of a part of the listed building

- ☒ Yes
- ☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

4725.59	Cubic metres
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What is the volume of the part to be demolished?

29.03	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

March

Year

1872

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The demolition works focus on creating openings within the existing fabric, to accommodate the new proposed apartment layouts. This will affect existing historic fabric (mid-late 1800s) and it will affect newer modern 20th century infills.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Minor demolitions are being proposed to accommodate the new proposed apartment layouts. These will primarily affect internal fabric, where existing walls are being adjusted to allow circulation within the apartments. Newer modern 20th century infills are to be replaced to achieve fire ratings and acoustic requirements, particularly around stairwells. It is necessary to remove modern infills from the existing elevations to reinstate the historic openings, as outlined in the Heritage, Access & Design Statement. Please refer to the accompanying drawings for further information.

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

This site has previously been granted consents for 'Conversion of existing building to 14 apartments with associated cycling and refuse stores', as per 19/01468/FUL & 20/00601/LBC.

However, the Client has since filed a Discharge of Conditions (Ref: PP-12403734) and a S73 application (Ref: PP-12408743). These proposed changes have occurred due to design development arising from the details worked-up for the Discharge of Conditions.

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 the information attached to this application, to include the Drawing Issue Sheet which outlines the associated 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:

The building is generally orange brickwork to 5:1 English garden wall bonding and yellow sandstone dressings. There is a band of glazed brick to the top of the building on the south elevation. It is presumed that the walls are solid masonry construction.

Proposed materials and finishes:

Repairs are proposed to the existing elevations, to include new masonry to match existing. All re-pointing and mortar repairs to be undertaken to a lime mortar mix that will be approved onsite. Please refer to the 'existing elevations with repairs' drawings for information: MANWHWS01-DR-3102-3P-0-ExistingElevationSouthWithRepairs , MANWHWS01-DR-3103-3P-0-ExistingElevationNorthWithRepairs , MANWHWS01-DR-3104-3P-0-ExistingElevationWestWithRepairs , MANWHWS01-DR-3105-3P-0-ExistingElevationEastWithRepairs . Existing external walls may undergo thermal upgrades, a detail drawing is included to outline various upgrade options. The new insulation should be breathable and capillary active: MANWHWS01-DR-3106-3P-0-ProposedInternalWallLinings

Type:

Roof covering

Existing materials and finishes:

Presumed Westmoreland slate with blue ridge tile and lead detailing, to be confirmed pending roof access. The existing roof is leaking and there are substantial areas of internal water ingress, as such the roof will require repair. The existing roof is uninsulated.

Proposed materials and finishes:

New lead to be installed to British Lead Sheet Association guidance. Existing slates to be carefully assessed for reuse and retained where suitable, new slates to match existing where replacements are required. New thermal upgrades with a breathable and capillary active material to be considered. New conservation rooflights, to the Rooflight Company, or similar approved. New roof vents to proposed detail, or similar approved with the Conservation Officer. Please refer to the following drawings: MANWHWS01-DR-3302-3P-0-RoofRepairstoExisting , MANWHWS01-DR-3303-3P-0-ProposedRoofPlan , MANWHWS01-DR-3304-3P-0-ProposedRoofDetails , MANWHWS01-DR-3305-3P-0-ProposedRoofVentDetail , MANWHWS01-DR-3306-3P-0-LeadSheetAssociationDetails ,

Type:

Windows

Existing materials and finishes:

Generally modern frames and glazing to white finish. Existing window frame and glazing to be replaced and upgraded to provide better acoustic and security measures.

Proposed materials and finishes:

As part of the new proposals we would recommend these windows are replaced with new units in a suitable material and pattern to compliment the style and period of the building whilst achieving improved security, acoustics and thermal performance. Please refer to the following drawings: MANWHWS01-SH-3902-3P-0-WindowSchedule , MANWHWS01-DR-3202-3P-0-WindowType01and02 , MANWHWS01-DR-3204-3P-0-WindowType03 , MANWHWS01-DR-3205-3P-0-WindowType04 , MANWHWS01-DR-3206-3P-0-WindowType06 , 040804 Existing and Proposed Windows Schedule , 040602 Proposed New Window Details

Type:

External doors

Existing materials and finishes:

The existing doors are generally modern timber to a painted finish. Many of the historic openings have been partly infilled with masonry, it is proposed that these works will offer opportunity to re-open these historic openings, particularly on the South Elevation.

Proposed materials and finishes:

New timber doors to improved security and thermal performance. Please refer to the following drawings: 040314 E-04 - Proposed East Elevation Layout , 040313 E-03 - Proposed North Elevation Layout , 040312 E-02 - Proposed West Elevation Layout , 040311 E-01 - Proposed South Elevation Layout , MANWHWS01-DR-3207-3P-0-EDGF01 , MANWHWS01-DR-3208-3P-0-EDGF02 , MANWHWS01-DR-3209-3P-0-EDGF03 , MANWHWS01-SH-3903-3P-0-DoorSchedule

Type:

Internal walls

Existing materials and finishes:

Given that the existing spaces are open-plan, there are few existing internal walls. New internal walls to the Ground Floor to be retained and upgraded as required, please see drawings: MANWHWS01-DR-3505-3P-0-ExistingVestibuleG06Plan , MANWHWS01-DR-3506-3P-0-ExistingVestibuleG06NorthElevation , MANWHWS01-DR-3507-3P-0-ExistingVestibuleG06EastElevation , MANWHWS01-DR-3508-3P-0-ExistingVestibuleG06WestElevation

Proposed materials and finishes:

Information on the new proposed internal walls can be found on the following drawings: 040601 Typical Wall Detail - Type 01 (Separating Wall) , 040602 Typical Wall Detail - Type 02 (General Wall Partition)

Type:

Other

Other (please specify):

Existing Cast Iron Columns

Existing materials and finishes:

Existing columns to be retained and upgraded as required

Proposed materials and finishes:

Please refer to the following detail drawings: MANWHWS01-SH-3902-3P-0-ScheduleOfExistingCastIronColumns , MANWHWS01-DR-3906-3P-0-ExistingCastIronColumnType01 , MANWHWS01-DR-3907-3P-0-ExistingCastIronColumnType02 , MANWHWS01-DR-3908-3P-0-ExistingCastIronColumnType03 , MANWHWS01-DR-3909-3P-0-ExistingCastIronColumnType04 , MANWHWS01-DR-3910-3P-0-ExistingCastIronColumnType05 , MANWHWS01-DR-3911-3P-0-ExistingCastIronColumnType05a , MANWHWS01-DR-3912-3P-0-ExistingCastIronColumnType06 , MANWHWS01-DR-3913-3P-0-ExistingCastIronColumnType06a , MANWHWS01-DR-3914-3P-0-ExistingCastIronColumnType06b , MANWHWS01-DR-3915-3P-0-ExistingCastIronColumnType06c , MANWHWS01-DR-3916-3P-0-ExistingCastIronColumnType07 , MANWHWS01-DR-3917-3P-0-ExistingCastIronColumnType07a , MANWHWS01-DR-3918-3P-0-ExistingCastIronColumnType08 .

Type:

Internal doors

Existing materials and finishes:

Given that the existing spaces are open-plan, there are few existing internal doors. New internal doors to the Ground Floor to be retained and upgraded as required, please see drawings: MANWHWS01-DR-3505-3P-0-ExistingVestibuleG06Plan , MANWHWS01-DR-3506-3P-0-ExistingVestibuleG06NorthElevation , MANWHWS01-DR-3507-3P-0-ExistingVestibuleG06EastElevation , MANWHWS01-DR-3508-3P-0-ExistingVestibuleG06WestElevation . The other existing internal doors are typically modern and no longer fit for purpose

Proposed materials and finishes:

Information on the new proposed internal doors can be found on the following drawings: 040801 Proposed Internal Door Schedule Sheet 1 of 2 , 040802 Proposed Internal Door Schedule Sheet 2 of 2 , 040803 Door Types Drawing

Type:

Rainwater goods

Existing materials and finishes:

The existing rainwater goods are generally uPVC

Proposed materials and finishes:

Existing UPVC rain water goods to be replaced with cast iron or cast aluminium to a suitable heritage profile. Fit new soffit board. Ensure that temporary fittings are fitted in the interim to allow water-shedding. It is recommended that new guttering is oversized and new hoppers with outlet pipes are introduced (layout permitting) directly under lead valley outlet points. Where possible, new below-ground drainage to be installed to rear elevation

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

Please refer to the Drawing Issue Sheet associated with this application

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

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

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 *****

19/01468/FUL

Date (must be pre-application submission)

03/08/2023

Details of the pre-application advice received

The Client has been advised by Mr. Atkinson-Smith, Senior Project Officer (Heritage) at the Rochdale Development Agency, to submit the relevant applications as soon as possible, to include a Discharge Planning Conditions/ Section 73/ Listed Buildings Consent. He has regular board meetings and gives his colleagues updates on this project as it is located in the area designated on the Historic England Heritage at Risk Register. Mr. Atkinson-Smith is contactable at the following email address: MAtkinson-Smith@investinrochdale.co.uk

Please note that the following applications are linked to this advice: Discharge of Conditions (Ref: PP-12403734), S73 application (Ref: PP-12408743) and a new LBC application (Ref: PP-12409073).

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

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

Date