

APPLICATION NUMBER: 24/01266/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/01266/LBC

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 17.02.2025 EXT OF TIME 04.07.2025

Address: Touchstones Arts And Heritage Centre The Esplanade Rochdale OL16 1AQ

Proposal: Listed Building Consent for alterations and repairs to Grade II Listed Building consisting of: Re-slating of existing roofs, upgrade of roof insulation, stone repairs, renewal of lead flashings and soakers, new lead abutment gutter, replacement of plastic hoppers and downpipes with cast iron fittings, new comprehensive lightning protection system and replacement of dormer windows.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	NA
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	NA
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CONDITIONS	Pre-commencement conditions proposed?	NA
	Pre-commencement conditions agreed (or notification period expired)?	NA

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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SITE

The site relates to Touchstones, a Grade II listed building in Rochdale Town Centre located at the western end of 'The Esplanade'. It is located approximately 120m distance from the Grade I listed Rochdale Town Hall. The site is bound by St Mary's Gate and the Esplanade to the south and west respectively and by the River Roch to the north.

The site is located within the Rochdale Town Centre Conservation Area, on the edge of the Rochdale Heritage Action Zone.

The site is located in the Defined Urban Area (G/D/1). The site is located in Rochdale Town Centre (G/S/1 & S/5).

The formal listing of the property is under 'Rochdale Central Library, Museum and Art Gallery, The Esplanade', first listed in 1985. The listing details is provided below.

SD 81 SE ROCHDALE THE ESPLANADE (north-west side) 6/55 Rochdale Central Library, Museum and Art Gallery

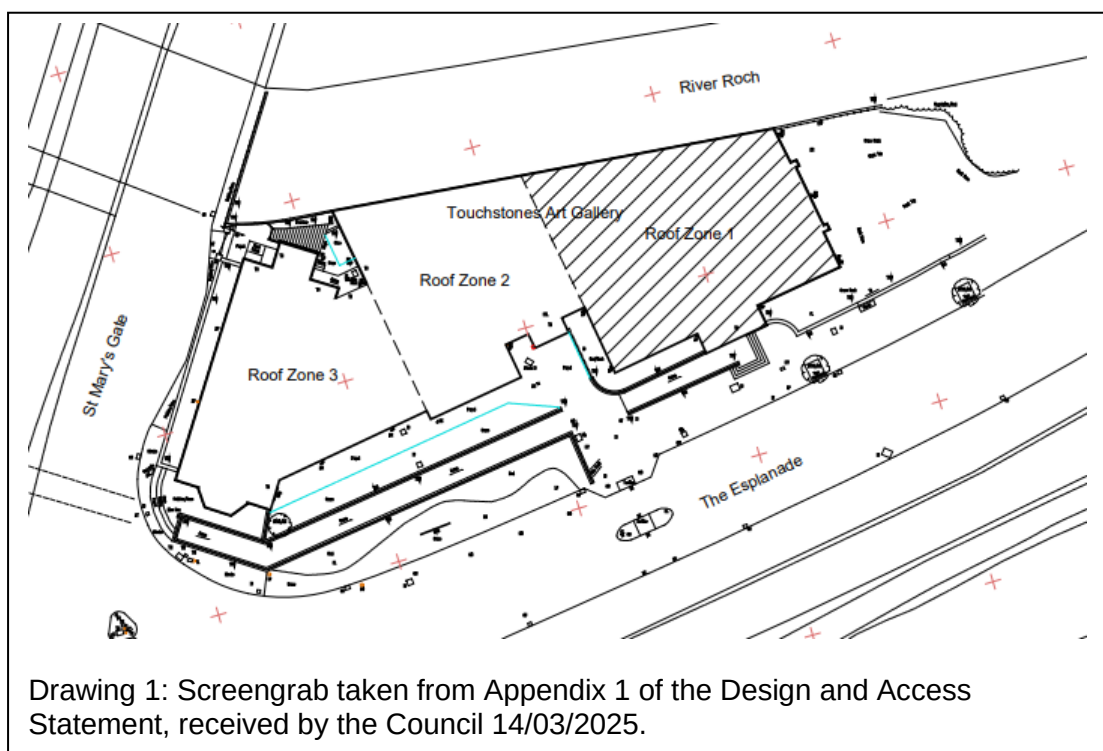
G.V. II

Library, museum and art gallery, now library. Library 1883, museum and art gallery 1903 and 1913. Jesse Horsfall. Yorkshire stone with slate roof. The 1883 library consists of a central porch and entrance hall flanked on either side by parallel reading rooms. The 1903 extension added a linking passage, porch, hall and stairway to the left of the original building and a two-storey range with art gallery on the upper floor. The 1913 extension involved further rooms to the west and a diagonal wing, all on two storeys. The original library has 3 gables and is symmetrical about the smaller central one; it is all of one storey and has a low central porch with arcaded parapet, elliptical headed door opening with enriched spandrels, overlight enriched advanced gablet with ball finial and 3-light mullion and transom windows to either side with ovolo-moulding. The large gables to either side have 5-light ovolo-moulded mullion and transom windows with segmental heads and drip moulds, heraldic and inscribed panels above, and ball finials. The linking passage is detailed similarly but has elliptical headed 3 and 4-light mullioned windows with Art Nouveau stained glass. The museum and art gallery has a 4-bay central section with a 3-bay gable to the right and diagonally-set gable to the left. Detailing is again similar but each gable includes 3 panels of carved figures, one representing science art and literature designed by C.J. Allan and carved by J.J. Millson. The museum was requisitioned in the war and has since been used as part of the library.

Listing NGR: SD8936813188

PROPOSAL

Listed Building Consent is sought for alterations and repairs to 'roof zone 1', most accurately presented in the hatched area of the drawing taken from Appendix A of the submitted Design and Access Statement.



Consent is sought for the following:

- ☐ Re-slating of existing roofs
- ☐ Upgrade of roof insulation
- ☐ Stone repairs
- ☐ Renewal of lead flashings and soakers
- ☐ New lead abutment gutter
- ☐ Replacement of plastic hoppers and downpipes with cast iron fittings
- ☐ New comprehensive lightning protection system
- ☐ Replacement of dormer windows.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Planning (Listed Building and Conservation Areas Act) 1990 (as amended)

Section 66 of the above Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the above Act states that in the exercise of planning functions with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Places for Everyone (PfE)

Places for Everyone is a joint development plan for 9 boroughs within Greater Manchester over the period up to 2039, and follows the Greater Manchester Spatial Framework (GMSF), which was dropped following the decision of Stockport Council to drop out of GMSF in December 2020.

The plan was adopted on 21 March 2024. The relevant policies within PfE are:

JP-P1 – Sustainable Places

JP-J2 – Heritage

JP-P3 – Cultural Facilities

Adopted Rochdale Core Strategy (CS):

SO3 Improving design, image and quality of place

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

RELEVANT SITE HISTORY

87/D21298 – New fire escape access stairway and internal alterations – Grant 04/03/1988

93/D30109 – Formation of disabled persons access ramp to front elevation of building - Grant 13/01/1994

93/D29755 – Internal alterations formation of disabled access ramp and railing to front elevation of listed building – Grant 07/10/1993

94/D30289 – Installation of five vertical banners to the exterior of building – Grant 31/03/1994

98/D35008 – LBC - Alteration to form new Arts and Heritage Centre – Grant 14/04/1998

06/D46601 – Alterations to internal doors of listed building – Grant 18/09/2006

07/D48676 – LBC – Installation of internal fire escape staircase – Grant 17/05/2007

23/00624/LBC – Alterations to create a multifunctional arts and heritage centre: internal alterations to include a new performances space, artists studios, re-designed dining area, education and office spaces; external alterations to create outdoor dining area, creation of stair and door openings to east elevation, alterations to external access arrangements – Grant 21/12/2023

24/00282/LBC - Internal works proposed to first floor galleries, including replacement of exhibition boards, reinstatement of original ventilation systems, installation of new and replacement heating systems, installation and relocation of internal partitions, installation of new LED lighting systems, and minor works to mechanical and electrical services – Granted

CONSULTATION RESPONSES

Conservation And Design

No objection subject to conditions.

Greater Manchester Archaeological Advisory Service

No objections

Lead Local Flood Authority/Drainage

No comments received to date

Environment Agency

No comments received to date

Canal And River Trust

No comments received to date

Historic England

No comments received to date

Joint Committee Of National Amenity Societies

No comments received to date

GM Fire Service

No comments received to date

Env Health - Noise/Odours

No comments received to date

Highways And Engineering

No comments received to date

REPRESENTATIONS

The application was publicised by way of neighbour notification, site notice and press notice. No responses were received.

ANALYSIS

Re-slating of the roof

The design and access/heritage statement states the existing slates, while original have already been re-used. As such, only 25% of the original slates are possible to be re-used in the re-roofing. Due to supply issues, re-slating with new slates from the original source (Westmorland green slate), is unlikely to be possible and officers have no reason to disagree. As such, a matching slate from an alternative source has been found, which is considered acceptable and is secured via condition to the decision notice.

Stone repairs to roof and renewal of lead flashings

The Conservation Team advise that the addition of lead flashings and lifting of coping stones and balustrades to add a damp proof course would result in less than substantial harm to the appearance of the building. However, they note that the proposal would seek longevity of the building and reduce future maintenance liabilities.

Dormer windows

It is detailed within the design and access statement that the dormer windows are affected by rot. As such, the proposals seek the windows to be replaced on a like-for-like basis in painted hardwood. This is considered acceptable subject to materials, colour and works methodology being provided via condition. Details of the lead works are also considered acceptable.

Upgrade of downpipes and gutters from plastic to cast iron

The proposed removal of the plastic downpipes and gutters and replacement with painted cast iron are considered an enhancement and are acceptable. The details are secured via condition.

Adding a metal capped vent to the chimney

Proposals seek to add a metal capped vent to the chimney at the rear of the roof zone. No objections are raised to this. As such, subject to detail of colour being secured via condition, this is considered acceptable.

Lightning Protection System

The existing lightning protection system is damaged; as such a comprehensive lightning protection system is to be required. Details of works include conductor tapes can be plastic coated in colours to match background, concealed beneath ridge tiles and fitted close to downpipes to mitigate appearance. No objection to these works are made by the Conservation Officer subject to full details being conditioned and plastic-coated earthing rods being suitable unexposed.

Balancing Exercise and conclusion

The NPPF requires, where less than substantial harm to a heritage asset is identified, that a balancing exercise is undertaken with respect to the public benefits of a scheme.

The development proposals would result largely in neutral harm to the significance of the building, which is included in the national list at Grade II, however the works of stone repairs to the roof and renewal of lead flashings, specifically the lead abutment gutter, would result in less than substantial harm.

The proposed works would upgrade the existing roof and secure the heritage asset's optimum viable use, securing a viable long-term use for the building and ensuring the longevity of the building and a reduction in future maintenance liabilities. The public benefits of the proposed works will aid bringing the Listed Building back into viable use, with interventions which are ultimately justified and the harm minimised through condition, would clearly outweigh the less than substantial harm that arises.

Therefore, having regard to Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990, policy JP-P2 of the adopted Places for Everyone, policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and Chapter 16 of the NPPF, the application is recommended for approval.

RECOMMENDATION

GRANT subject to the following conditions:

1. The works must be begun not later than three years beginning with the date of this consent.

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This consent relates to the following plans and documents:-

Design, Access and Heritage Statement – received 14/03/2025
Roof Zone 1 Site Location Plan– received 14/03/2025
Roof Zone 1 Site Block Plan– received 14/03/2025
Roof Zone 1 West Elevation as Proposed– received 14/03/2025
Roof Zone 1 North Elevation as Proposed– received 14/03/2025
Roof Zone 1 East elevation as proposed– received 14/03/2025
Roof Zone 1 Sotuh Elevation as proposed– received 14/03/2025
Roof Zone 1 Section CC andDD as proposed– received 14/03/2025
Roof Zone 1 Section AA and BB as proposed– received 14/03/2025
Roof Zone 1 Roofplan as proposed– received 14/03/2025
Roof Zone 1 West Elevation as existing– received 14/03/2025
Roof Zone 1 North elevation as existing– received 14/03/2025
Roof Zone 1 East Elevation as existing– received 14/03/2025
Roof Zone 1 South Elevation as existing– received 14/03/2025
Roof Zone 1 Section CC and DD as existing– received 14/03/2025
Roof Zone 1 Section AA and BB as existing– received 14/03/2025
Roof Zone 1 Roofplan as existing– received 14/03/2025
Roof Zone 1 Ground floor plan as existing– received 14/03/2025
Stone Repairs West Elevation– received 14/03/2025
Planning Application Form– received 14/03/2025
Email from R Mills of Donald Insall Associates to the local planning authority dated 12/06/2025 at 09:37.
Stone Image 1 received 12/06/2025
Stone Image 2 received 12/06/2025
Stone Image 3 received 12/06/2025

and the development shall be carried out in accordance with these drawings and documents hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works in accordance with the policies contained within the Core Strategy, Places for Everyone Joint Development Plan, the Unitary Development Plan and the National Planning Policy Framework.

3. The slate hereby approved is as detailed in the email and attached images from R Mills of Donald Insall Associates to the local planning authority dated 12/06/2025 at 09:37. The works shall be carried out in accordance with the materials as approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. No works shall take place to the dormer windows until a methodology detailing the proposed works, as well as the materials, colour and confirmation of the lead code have first been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. The proposed gutters and downpipe shall be constructed in cast iron.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. No works shall take place to the cast iron gutters and downpipes until details of the colour the paint to be applied externally to the gutter and the downpipes have first been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the duly approved details thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. No works shall take place to the lightning protection system until full details of the lightning protection system including plastic-coated earthing rods, have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the colour of the paint. The works shall be carried out in accordance with the duly approved details thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. No works shall take place to the installation of the metal capping of the chimney until details of the colour have first been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the duly approved details thereafter.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Notes for Applicant:

None

Report Author Rosalind Gralton