

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00582/LBC

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 04.08.2025 **EXT OF TIME** 14.08.2025

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 roof, renewal of lead flashings and soakers and upgrade of roof insulation. New lead abutment gutter, replacement of hoppers and downpipes with cast iron fittings, renewal of rainwater goods together with repairs to the associated fleches, masonry and repairs/replacement of rooflights

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
-----	--	----

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: TH

DATE: 14/08/2025

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

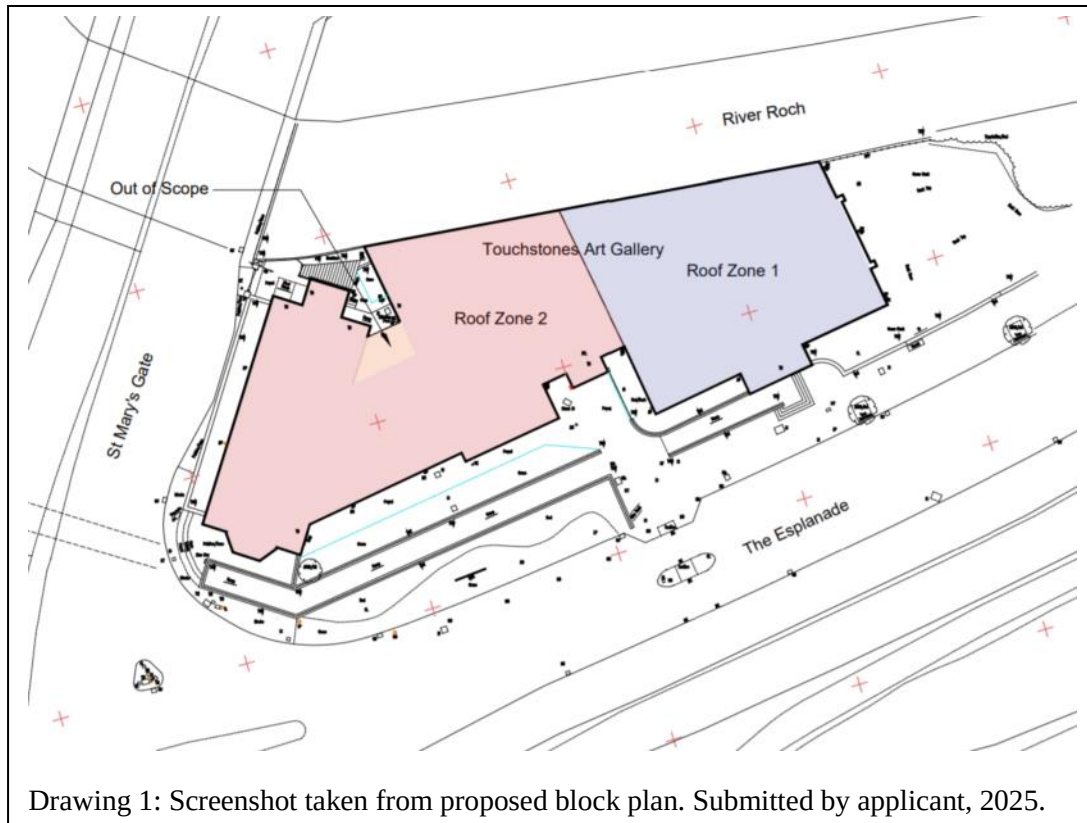
G.V. II

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 2', most accurately presented in the area highlighted in pink on the submitted proposed block plan.



Consent is sought for the following:

- ☐ Re-slating of existing roofs
- ☐ Upgrade of roof insulation
- ☐ Stone repairs
- ☐ Replacement rooflights
- ☐ Renewal of leadwork
- ☐ Repair to rafters and gutters
- ☐ Restoration of fleches
- ☐ Refurbished rainwater goods
- ☐ Metal capped vent to chimney

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

24/01266/LBC - 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. –
Granted 04/07

CONSULTATION RESPONSES

Lead Local Flood Authority/Drainage

No comments received to date

Historic England

Not offering advice

Conservation And Design

No objections subject to conditions secured.

Joint Committee Of National Amenity Societies

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

The Conservation Officer was consulted on the application and has provided detailed comments on the proposed works, summarised as follows.

Re-slatting 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-slatting 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, the visual impact would be limited and the proposal would seek longevity of the building and reduce future maintenance liabilities. While there would be some minor harm to significance, these works would address a previous defect and prevent the deterioration of the stonework in the future.

Rooflights

The conservation team raised no objection to the replacement of rooflights as these are a later addition to the building and not the original historic fabric. A condition is secured to ensure they are conservation style and flush with the roof.

Refitting of leadwork

The proposed works to the lead are acceptable subject to condition whereby a method statement including any required repairs and necessary rebuilding works is submitted prior to commencement. It is noted the conservation officer's response directly comments on this in relation to dormers, however no dormers are located on Zone 2 of the roof, as clarified by the agent.

Fleches

A repair schedule and method statement detailing the works to the fleches, including painting, is secured subject to condition, with details submitted prior to commencement of works to this element.

Rainwater goods

The replacement of UPVC rainwater goods is welcomed and are forms a heritage benefit. The proposed condition wording secures these to be cast iron, and conditions securing further detail of the colour.

Metal capped vent to chimney

Further details of the metal capping, including works to repair and/ or rebuild chimney are secured via condition prior to commencement of works to this element.

Conclusion

On the basis of the Conservation Officer's advice, it is considered that the development proposals would largely result in neutral harm to the significance of the building, which is included in the national list at Grade II.

The proposed works would, in tandem with approved application reference 24/01266/LBC, upgrade the existing roof and would secure the heritage asset's optimum long-term viable use, 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 and any harm minimised via securing planning conditions.

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 10/06/2025
Roof Zone 2 Site Location Plan– received 10/06/2025
Roof Zone 2 Site Block Plan– received 10/06/2025
Roof Zone 2 Roof Plan as existing – received 10/06/2025
Section as existing – 1 – received 10/06/2025
Section as existing – A-A/B-B – received 10/06/2025
Zone 2 Elevation as existing-1 – received 10/06/2025
Zone 2 Elevation as existing-2 No 1201 – received 10/06/2025
Zone 2 Elevation as existing-2 No 1202 – received 10/06/2025
Zone 2 Elevation as existing-2 No 1203 – received 10/06/2025
Roof Zone 2 – Roof Plan as proposed – received 10/06/2025
Conservation Rooflight – Sketch Detail – As proposed – No 2102 received 10/06/2025

Zone 2 Elevation as proposed – No 2200 – received 10/06/2025
 Zone 2 Elevation as proposed – No 2201 – received 10/06/2025
 Zone 2 Elevation as proposed – No 2202 – received 10/06/2025
 Zone 2 Elevation as proposed – No 2203 – received 10/06/2025
 Roof Zone 2 – Roof Plan Latchway System Schematic – No 2600 – received 10/06/2025
 Roof Zone 2 – Roof Plan as existing – Strip out – No 5000 – received 10/06/2025
 Zone 2 Elevation – As existing 1-Strip Out No 5200 – received 10/06/2025
 Zone 2 Elevation – As existing 2-Strip Out No 5201 – received 10/06/2025
 Zone 2 Elevation – As existing 2-Strip Out No 5202 – received 10/06/2025

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. No works to the ridge tiles shall be carried out until details of ridge tiles to be used on the building 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.

4. No works to the repair of the roof structure shall take place until a method statement for those works has 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. No works shall take place to the fleches until details including a repair schedule and method statement detailing the works, including details of any replacement timber and paint finishings, 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.

6. No works shall take place to the repair/rebuild of the chimney including installation of metal capping until details of works have been submitted to and approved in writing by the Local Planning Authority. Details of works shall include the colour of the metal capping. 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 leadwork of the flat roof area until a methodology detailing the proposed works, materials 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

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 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.

9. 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.

10. The replacement rooflights hereby approved shall be of a conservation style and set flush to the roof, in accordance with details on approved plan 'Conservation Rooflight – Sketch Detail – As proposed – No 2102 received 10/06/2025'

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.

11. 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 unless otherwise submitted to and approved in writing by the Local Planning Authority. 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.

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.

Report Author Rosalind Galton