

**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

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

Ms

First name

Emma

Surname

Birkett

Company Name

Address

Address line 1

Rochdale Town Hall The Esplanade

Address line 2

Address line 3

Town/City

Rochdale

County

Rochdale

Country

United Kingdom

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

Mrs

First name

Katie

Surname

Harries

Company Name

Donald Insall Associates Ltd

Address

Address line 1

Bridgegate House

Address line 2

5 Bridge Place

Address line 3

Town/City

Chester

County

Cheshire

Country

United Kingdom

Postcode

CH1 1SA

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)

Changes made on site during the Phase 1 and Phase 2 projects at Rochdale Town Hall. This application aims to finalise the changes discussed and agreed with the Conservation Officer during the course of the on-site works. This application covers changes made on site to the consented scheme. The consented scheme was approved under applications:

- 20-00576-FUL- Phase 1 Planning
- 20-00577-LBC- Phase 1 LBC
- 20-00615-FUL- Phase 2 Planning
- 20-00616-LBC- Phase 2 LBC

Changes have been discussed with the Conservation Officer(s):

Jessica Scott
Catherine Fenghour
Christiana Shovlin

Has the development or work already been started without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

09/02/2021

Has the development or work already been completed without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

19/12/2023

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

This application covers changes made on site to the consented scheme. The consented scheme was approved under applications:

- 20-00576-FUL- Phase 1 Planning
- 20-00577-LBC- Phase 1 LBC
- 20-00615-FUL- Phase 2 Planning
- 20-00616-LBC- Phase 2 LBC

Changes have been discussed with the Conservation Officer(s):

Jessica Scott
Catherine Fenghour
Christiana Shovlin

There are also works being undertaken separately during Phase 3, consented under applications:

- 23-00590-FUL
- 23-00591-LBC

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).

Supporting Documents:

- Cover Letter - Phase 1 and Phase 2 Amendments - Rochdale Town Hall
- Tracker - Updates During On Site Works - Rochdale Town Hall
- Rochdale Town Hall Heritage Impact Assessment - Phase 1 26 May 2020
- RTH.03 Rochdale Town Hall-DAS-Phase 1
- Rochdale Town Hall Heritage Impact Assessment - Phase 2 26 May 2020
- RTH.03 Rochdale Town Hall-DAS-Phase 2
- RTH.03 Rochdale Town Hall - Design Access and Heritage Statement - Ammended Ph1 and Ph2 Application
- Email JS 19.04.21 - Item 1.7
- Email JS 20.01.21 - Item 1.10, 1.11, 1.12
- Email JS 25.03.21 - Item 1.3
- Email WY 30.09.21 - Item 2.2
- Schedule - Images - Rochdale Town Hall

Location Plan:

- RTH-DIA-XX-XX-DR-A-4070-Phase2_Plan_Location

Structural Drawings:

- 27876 SK Pr34 B3c pier support
- 27876 Sk Pr44 Collapsed Ceiling Reinstatement v4
- RTH-PAM-XX-XX-DR-S-2340-PH2_SF_SECTION_DETAIL_SH1
- RTH-PAM-XX-XX-DR-S-2360-PH2_R_SECTION_DETAIL_SH1

Landscape Drawings:

- P11511-00-001-GIL-0102-15 Terraces General Arrangement
- P11511-00-001-GIL-0302-14 Terraces Wall Detail

Architectural Drawings:

- Location Plan - Ceilings at Risk First Floor - Rochdale Town Hall
- Location Plan - Ceilings at Risk Ground Floor - Rochdale Town Hall
- RTH-DIA-XX-00-DR-A-2080-Phase2_Plan_Basement_GAProposed
- RTH-DIA-XX-00-DR-A-5050-Phase1_Plan_Basement_StrippingOut
- RTH-DIA-XX-10-DR-A-2081-Phase2_Plan_Ground_GAProposed
- RTH-DIA-XX-11-DR-A-2082-Phase2_Plan_Mezzanine_GAProposed
- RTH-DIA-XX-11-DR-A-5052-Phase1_Plan_Mezzanine_StrippingOut
- RTH-DIA-XX-20-DR-A-2083-Phase2_Plan_First_GAProposed
- RTH-DIA-XX-30-DR-A-2084-Phase2_Plan_Second_GAProposed
- RTH-DIA-XX-40-DR-A-2085-Phase2_Plan_Third_GAProposed
- RTH-DIA-XX-XX-DR-A-0099-Phase2-UnderboardingAtRiskCeilings
- RTH-DIA-ZZ-ZZ-DR-A-0104-Phase2_ClocktowerStoneSills
- RTH-DIA-ZZ-ZZ-DR-A-3770-Phase2_Detail_PlatformLift

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:

Ceilings

Existing materials and finishes:

Lath and Plaster

Proposed materials and finishes:

Plasterboard where ceiling lost or plasterboard underdraw where ceiling is at risk. Refer to supporting documents.

Type:

Floors

Existing materials and finishes:

York Stone

Proposed materials and finishes:

Vinyl over basement service trench - refer to supporting documents

Type:

Other

Other (please specify):

Clock Tower Internal Window Cills

Existing materials and finishes:

Painted timber or painted plaster

Proposed materials and finishes:

Fletcher Blank stone - refer to supporting documents

Type:

Other

Other (please specify):

Great Hall floor

Existing materials and finishes:

Modern maple timber dance floor in poor condition

Proposed materials and finishes:

New oak floor boards - refer to supporting documents.

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

Supporting Documents:

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- RTH-DIA-XX-40-DR-A-2085-Phase2_Plan_Third_GAProposed
- RTH-DIA-XX-XX-DR-A-0099-Phase2-UnderboardingAtRiskCeilings
- RTH-DIA-ZZ-ZZ-DR-A-0104-Phase2_ClocktowerStoneSills
- RTH-DIA-ZZ-ZZ-DR-A-3770-Phase2_Detail_PlatformLift

Neighbour and Community Consultation

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

- ☒ Yes
☐ No

If Yes, please provide details

Significant community consultation carried out prior to the original Phase 1 and Phase 2 applications for consent. Further details can be found in consented applications.

- LBC 20-00577 (Ph1)
- 20/00576/FUL (Ph1)
- LBC 20-00616 (Ph2)
- 20/00615/FUL (Ph2)

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

**** REDACTED ****

First Name

**** REDACTED ****

Surname

**** REDACTED ****

Reference

Date (must be pre-application submission)

01/11/2024

Details of the pre-application advice received

Changes to the previously consented scheme were discussed with Jessica Scott, Catherine Fenghour or Christiana Shovlin, refer to Tracker document submitted. The latest discussion focused on the process and approach for this submission of this application, with Catherine Fenghour on 01/11/2024.

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

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

Mrs

First Name

Katie

Surname

Harries

Declaration Date

12/11/2024

☒ 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

Cameron Frobisher Smith

Date

13/11/2024