



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

10

Suffix

Property Name

The Old Duke

Address Line 1

Eaiees

Address Line 2

Address Line 3

Rochdale

Town/city

Littleborough

Postcode

OL15 0HJ

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

Easting (x)

394234

Northing (y)

416292

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

Description of Proposed Works

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

To reinstate four windows to the front elevation. These have at some time prior to the building being listed, have bricked up and have had concrete rendering to the outside of the bricked-up windows. There were originally 12 windows to the front third-floor elevation, with four remaining to the middle of the front elevation with four more to reinstate, two at each side of the existing windows.

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

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:

Windows

Existing materials and finishes:

Rough brickwork and concrete rendering

Proposed materials and finishes:

Wooden Hardwood windows painted white and glazed, mastic pointing to outside.

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

Front and rear drawing, photographs

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

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

email

Date (must be pre-application submission)

21/11/2022

Details of the pre-application advice received

Hi Mark

Thank you for your emails and for sending me through details of the proposed works to unblock some of the weavers windows on the second floor.

Following on from our conversation, I have been reviewing the history of the site and Historic England guidance on the need for listed building consent.

The building appears to have originally been constructed as a weaver's cottage: the third floor windows are indicative of this use. It is not clear when they were blocked up, but this was certainly before the building was listed in 1986. As the building was listed with the windows blocked up, listed building consent would be required to reinstate the windows. You can apply for listed building consent via the planning portal at: Applications - Applications - Planning Portal

As part of your application, you would need to include: a site location plan, site plan, elevations or annotated photos, brief heritage and design and access statements, proposed window details and a method statement for the works. Happy to discuss these requirements with you.

Although listed building consent would be required for the works, it is my view that subject to appropriate detailing, the unblocking of the original windows would be an enhancement, as it would better reveal the building and its original use. Subject to appropriate detailing, I would be supportive of any listed building consent application for the proposed works.

When we spoke earlier you also mentioned that you would be replacing rotten wooden soffits and fascia boards. Assuming that these are plain and are to be replaced on a like for like basis (apart from any asbestos) then, these works would be unlikely to require consent.

Please let me know if you have any queries, or would like to discuss further.

I must advise you that this is a personal opinion of an officer and not binding on the Council.

Kind regards

Catherine

Catherine Fenghour
Conservation Officer
Planning

01706 924376
catherine.fenghour@rochdale.gov.uk

Rochdale Borough Council
Floor 3, Number One Riverside
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For news, events and social media updates go to www.rochdale.gov.uk/newsandevents

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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 this form and 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 persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Mark Cryer

Date

01/12/2022