



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

Householder Application for Planning Permission for works or extension to a dwelling; Listed
Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); 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

Alkrington Hall East

Address Line 1

Hall Drive

Address Line 2

Address Line 3

Rochdale

Town/city

Middleton

Postcode

M24 1WD

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

Easting (x)

386605

Northing (y)

405191

Description

Applicant Details

Name/Company

Title

Mr and Miss

First name

John and Sarah

Surname

Parker and Wood

Company Name

Address

Address line 1

Aikrington Hall East Hall Drive

Address line 2

Address line 3

Town/City

Middleton

County

Rochdale

Country

Postcode

M24 1WD

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

SK11 6JY

Contact Details

Primary number

[REDACTED]

Secondary number

Fax number

Email address

[REDACTED]

Description of Proposed Works

Please describe the proposed works

Minor internal restoration works, new garden wall and greenhouse.

Has the 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

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes

☒ No

Demolition of Listed Building

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed 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).

0-1-01-1 - Location Plan
1-1-21-1 - Existing Basement Floor Plan
1-1-21-2 - Existing Ground Floor Plan
1-1-41-1 - Existing Section BB
1-2-21-1 - Proposed Basement Floor Plan
1-2-21-2 - Proposed Ground Floor Plan
1-2-41-1 - Proposed Section BB
2-1-31-1 - Existing Connecting Door
2-2-31-1 - Proposed Connecting Door
5-1-11-1 - Existing Garden Plan
5-1-51-1 - Existing East Elevation
5-2-11-1 - Proposed Garden Plan
5-2-51-1 - Proposed East Elevation
IBA-2529-HA-01-LBC (Heritage Assessment+DAS)

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:
Internal doors

Existing materials and finishes:
Timber internal doors

Proposed materials and finishes:
Timber internal doors

Type:
Internal walls

Existing materials and finishes:
Ground floor lounge - Existing internal doorway through to adjacent property. 2nd floor bedroom - Timber paneling (currently damaged).

Proposed materials and finishes:
Ground floor lounge - New removable partition within the existing door opening to provide separation from adjacent property. 2nd floor bedroom - Timber paneling (restoration of original).

Type:
Other

Other (please specify):
New stair down to basement

Existing materials and finishes:
Non-original concrete floor

Proposed materials and finishes:
New timber stair from ground floor down to basement

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Timber picket fence (in garden, not directly at boundary)

Proposed materials and finishes:
New brick wall (in garden, not directly at boundary)

Type:
Other

Other (please specify):
New greenhouse

Existing materials and finishes:
None

Proposed materials and finishes:
New timber and glass greenhouse

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

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Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your 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

Conservation Officer

First Name

Catherine

Surname

Fenghour

Reference

Unknown

Date (must be pre-application submission)

14/04/2022

Details of the pre-application advice received

At the owners request, Conservation Officer Catherine Fenghour visited the site and met with the owners around April 2022 (exact date not known) to discuss the proposals. Ms Fenghour stated that her opinion was that the proposed works were very minor, although a formal application would still be required.

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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.

** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Name of Owner/Agricultural Tenant:

Brookgold Properties Limited (CRN 04129589)

House name:**Number:**

3

Suffix:**Address line 1:**

3 Cherry Tree Rise

Address Line 2:

Buckhurst Hill

Town/City:

Essex

Postcode:

IG9 6EU

Date notice served (DD/MM/YYYY):

29/03/2023

Person Role☐ The Applicant☒ The Agent**Title**

Mr

First Name

Ian

Surname

Bright

Declaration Date

29/03/2023

☒ Declaration made**Declaration**

I / We hereby apply for Householder planning & 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 options 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**

Ian Bright

Date

29/03/2023

Amendments Summary

Completed Certificate B