



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

Hopwood Hall College

Address Line 1

Rochdale Road

Address Line 2

Address Line 3

Rochdale

Town/city

Middleton

Postcode

M24 6XH

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

Easting (x)

387605

Northing (y)

408057

Description

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Platt

Company Name

Rochdale Borough Council

Address

Address line 1

Rochdale Borough Council

Address line 2

Floor 2, Number One Riverside

Address line 3

Smith Street

Town/City

Rochdale

County

Greater Manchester

Country

England

Postcode

OL16 1XU

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Agent Details

Name/Company

Title

Mrs

First name

Samantha

Surname

Gill

Company Name

Seven Architecture

Address

Address line 1

1.3 Waulk Mill

Address line 2

51 Bengal St

Address line 3

Town/City

Manchester

County

Country

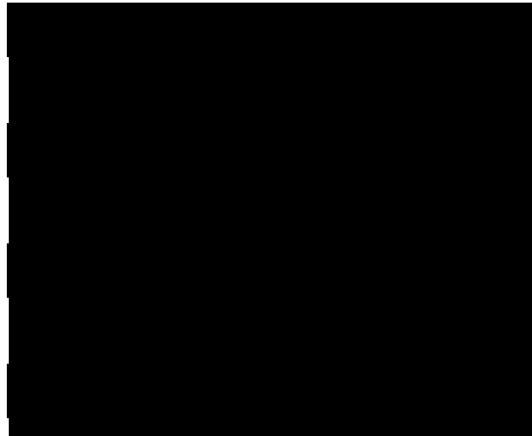
United Kingdom

Postcode

M4 6LN

Contact Details

Primary number



Description of Proposed Works

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

The Proposed work for this application comprises a series of emergency repairs to the roofs, gutters, rainwater goods and external facades. The works are focused around the southern and eastern wings of the building where the condition of the building fabric is very bad and unsafe, with areas where the structure isn't sound. The structural decline and various other smaller structural issues are to be addressed and repaired as part of these works. The aim of these repairs is to conserve the heritage asset, improve failing structure, prevent further water ingress and make good any defects or harmful repairs that have been undertaken previously.

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

If Yes, please describe and include the planning application reference number(s), if known

19/00154/LBC

21/01779/LBC

22/00656/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).

HOP-SEV-XX-R1-DR-A-02005-P01 Roof Plan & Chimney Works
HOP-SEV-XX-R1-DR-A-02006-P02 Proposed Rainwater Goods & Gutters Roof Plan
HOP-SEV-XX-XX-DR-A-03001-P01 Elevation Works
HOP-SEV-XX-XX-DR-A-03002-P01 Window Works A
HOP-SEV-XX-XX-DR-A-03003-P01 Window Works B
HOP-SEV-XX-XX-DR-A-04301-P01 Typical Roof Build-up A1, Ext Gutter A2 and Parapet Gutter B Details
HOP-SEV-XX-XX-DR-A-04302-P01 Typical Sump & Chute C and Valley Gutter D Details
HOP-SEV-XX-XX-DR-A-04303-P01 Typical Ridge Detail F
HOP-SEV-XX-XX-DR-A-04305-P01 Typical Bay Roof D1 Detail H
HOP-SEV-XX-XX-DR-A-04306-P01 Typical Bay Roof B1 Detail I
HOP-SEV-XX-XX-DR-A-04307-P01 Typical Bay Roof C1 Detail J
HOP-SEV-XX-XX-DR-A-04308-P01 Typical Bay Roof C2 Detail K
HOP-SEV-XX-XX-RP-A-09100-P01 Heritage Statement
HOP-SEV-XX-XX-SP-A-09500-T01 Tender Specification

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:

External walls

Existing materials and finishes:

Red brick

Proposed materials and finishes:

To match existing (repointed)

Type:

Roof covering

Existing materials and finishes:

Stone slate

Proposed materials and finishes:

As Existing

Type:

Chimney

Existing materials and finishes:

Brick

Proposed materials and finishes:

To Match Existing

Type:

Windows

Existing materials and finishes:

Stone, plaster, metal-framed leaded glass lights (only some frames remaining, photographic evidence of original leaded glass exists)

Proposed materials and finishes:

No change to stone/plaster, new leaded glass lights and metal frames (reuse of original metal frames where possible)

Type:

Rainwater goods

Existing materials and finishes:

Lead covered valley gutter, lead coated parapet gutters, cast-iron hoppers/downpipes, plastic guttering & downpipes.

Proposed materials and finishes:

Terne-coated stainless steel valley & parapet gutters with cast-iron rainwater goods to match existing & replace plastic where this occurs.

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

HOP-SEV-XX-R1-DR-A-02005-P01 Roof Plan & Chimney Works
HOP-SEV-XX-R1-DR-A-02006-P02 Proposed Rainwater Goods & Gutters Roof Plan
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HOP-SEV-XX-XX-DR-A-03002-P01 Window Works A
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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

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:

Applicant Mr Mark Platt is Senior Capital Projects Officer for Rochdale Borough Council.
None of the above statements apply to Agent Samantha Gill.

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

Samantha

Surname

Gill

Declaration Date

03/10/2023

☒ 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

Ian Chapman

Date

19/12/2023

Amendments Summary

Site Location Plan amended; the red edge boundary has been extended to the public highway.