



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 Planning Permission; 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

701

Suffix

Property Name

The White Hart

Address Line 1

Heywood Old Road

Address Line 2

Address Line 3

Rochdale

Town/city

Middleton

Postcode

OL10 2QL

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

Easting (x)

385126

Northing (y)

407729

Description

Beside the White Hart Public House next to the pedestrian crossing.

Applicant Details

Name/Company

Title

Miss

First name

Lia

Surname

Jackson

Company Name

Rochdale Borough Council

Address

Address line 1

Number One Riverside

Address line 2

Smith Street

Address line 3

Rochdale

Town/City

Country

Postcode

OL16 1XU

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

The monument is constructed of Ashlar Grit Stone, the monument is comprised of a depressed arch rising from gabled buttresses with a central square pillar supporting the arch at its centre and rising above the arch, flanking the main central pillar are stone gables covering the arch and the pillar cap. A family crest also adorns the central pillar, this is now losing its definition as it is suffering from severe weathering. The monument was designated a grade 2 listing in 2001 by Historic England, but as it stands today, it can only be considered to be in a satisfactory condition considering its listing, it is also now out of plumb and has a slight lean.

The proposed works is two fold, The first part is to remove the trough from its current position which is next to The White Hart Pub and the pedestrian crossing point. This is to be done due to the fact the trough has been damaged by a vehicle in the past and is now leaning. Due to the increase in the traffic on Heywood Old Road the trough is in a very vulnerable position. Therefore, dismantling the trough and relocating is the best solution.

The second part is the relocation works, this works will mean the trough will be moved to an area of land gifted by Gary Loudon a local birch resident. This is area of land is directly diagonal from where the trough was located near The White Hart Pub. On the corner of Langley lane and Heywood Old Road. This area will be a permanent position for the trough as it is set back from the road so it is less vulnerable to passing traffic. But is still central enough to the surrounding village Birch for the residents to enjoy. The trough will be rebuilt and any repairs will be rectified so once situated in its new position the trough will be fully restored. Around the area of gifted land there will be a heritage styled spherical topped railings at 1.2m that will protect the area of pedestrians cutting across the land but also to make a feature around the trough as well.

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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☒ Yes
☐ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
☒ No

c) Demolition of a part of the listed building

- ☐ Yes
☒ No

Please provide a brief description of the building or part of the building you are proposing to demolish

Due to the current condition of the stone and the monuments stability, it has been deemed necessary that the whole monument structure will have to be taken down stone by stone in order for it to be repaired first then reinstated in its proposed new position. Therefore, it technically is being demolished as it is not staying in its current location or in its current state.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

It is necessary to dismantle and reinstate the monument due to the fact it is next to a busy main road (Heywood Old Road) and has been hit by a vehicle before and could be at risk of being hit again. Also there is a new crossing that has recently been installed next to the monument and due to the monuments current state and stability it could fall and hurt a pedestrian who is crossing. The monuments proposed new position is directly diagonal on the opposite side of Heywood Old road. It would yes be proposed to be positioned on the same road but it will set back from pavement so it is more safe position. Also the monument will be made a feature of in the village of birch in its new proposed position. See proposed relocation drawing of trough site plan. The new proposed setting will make it a visible feature in the village then it currently is at the moment.

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).

see drawing Proposed relocation of trough site Scheme 3D

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

Existing materials and finishes:
N/A

Proposed materials and finishes:
Wrought Iron railings at 1.2m high with round finial finish to go along behind the pavement line which will encapsulate the monument and frame the whole structure. The style will complement the monument giving it a heritage look. See proposed relocation of trough site plan for an elevation drawing.

Type:
Other

Other (please specify):
paving

Existing materials and finishes:
n/a

Proposed materials and finishes:
Reclaimed Natural stone flags around the trough

Type:
Other

Other (please specify):
concrete base

Existing materials and finishes:
n/a

Proposed materials and finishes:
Concrete base for the trough monument to be reassembled on to.

Type:
Other

Other (please specify):
Edgar wood trough monument

Existing materials and finishes:
The monument is constructed of Ashlar Grit Stone.

Proposed materials and finishes:
The monument is constructed of Ashlar Grit Stone the proposed idea is to use and re use as much of the existing stone as possible but for any repairs that can use the original material. stone to match existing will be used.

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

Proposed relocated plan scheme 3D

Site Area

What is the measurement of the site area? (numeric characters only).

780.50

Unit

Sq. metres

Existing Use

Please describe the current use of the site

The trough monument sits next to a pedestrian crossing on the pavement next to the white hart pub. It is proposed location is diagonally across the road from the trough's current position. The proposed land is currently not in use, it is currently a VACANT grassed area with shrubbery. It is private land owned by Gary Loudon.

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

according to Gary Loudon the owner there was house on this site many many years ago but since then it is vacant land

When did this use end (if known)?

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes

☒ No

Land where contamination is suspected for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☒ No
☐ Unknown

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☒ Existing water course
☐ Soakaway

☒ Main sewer

☐ Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes

☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes

☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes

☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes

☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes

☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ 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

30/07/2021

Details of the pre-application advice received

informal phone calls and team meetings throughout the process.

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 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:

***** REDACTED *****

House name:**Number:**

626

Suffix:**Address line 1:**

heywood old road

Address Line 2:

heywood old road

Town/City:

middleton

Postcode:

OL102QL

Date notice served (DD/MM/YYYY):

21/04/2021

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

Miss

First Name

Lia

Surname

Jackson

Declaration Date

05/08/2022

☒ Declaration made**Declaration**

I / We hereby apply for Full 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**

Lia Jackson

Date

09/08/2022