



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

2

Suffix

Property Name

Address Line 1

Smith Street

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL16 1TU

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

Easting (x)

389758

Northing (y)

413389

Description

Applicant Details

Name/Company

Title

Mr

First name

Stuart

Surname

Morris

Company Name

Rochdale Borough Council

Address

Address line 1

Floor 2, Number One Riverside

Address line 2

Smith Street

Address line 3

Town/City

Rochdale

County

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

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

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)

The proposals relate to the refurbishment of 2 and 2B Smith Street to provide new office accommodation for Rochdale Housing Solutions, an affiliation of Rochdale Borough Council. The properties are considered part of the listing for the Wellington Hotel, 1 Drake Street, as they were an extension to the Wellington Hotel and were ancillary to the principal building at the date of listing in 1985.

The proposed refurbishment works are exclusive to the ground floor of the building within former retail units, which had previously received listed building consent in conjunction with full planning and change of use applications for the refurbishment and alteration of the existing building. The proposed use will remain use Class E – Commercial, Business and Service, and internal alterations will be of a similar nature to the previous commercial use and will not affect the character of the building.

Repair works are proposed to the external facade to remove previous signage and make good the sandstone facade with pigmented lime mortar repairs, and careful steam cleaning to the sandstone plinth and band course. New signage and manifestation proposals are detailed within the enclosed drawings and the accompanying signage application submitted simultaneous to Listed Building Consent.

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)

22/05/2023

Has the development or work already been completed 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

14/00844/FUL: Change of use from nightclub to two retail units (use class A1) together with new shop fronts to elevation on Smith Street and installation of an Automated Teller Machine including reconstruction of boundary wall to car park elevation and alterations to the rear elevation to provide loading doors | 1 Drake Street Rochdale OL16 1RE.

14/00845/LBC: Listed building consent for new shop fronts to elevation on Smith Street and installation of an Automated Teller Machine including reconstruction of boundary wall to car park elevation and alterations to the rear elevation to provide loading doors together with internal alterations | 1 Drake Street Rochdale OL16 1RE.

16/00168/LBC: Listed Building Consent for the installation of a fascia sign

16/00169/ADV: Application for 1 non-illuminated fascia sign

14/01509/DOC: Submission of details to comply with condition 3 of planning permission 14/01236/LBC

14/01496/DOC: Submission of details to comply with condition 3 of planning permission 14/01180/FUL

14/01383/LBC: One internally illuminated fascia sign, one externally illuminated projecting sign, internally illuminated ATM surround and various non-illuminated window vinyls.

14/01382/ADV: One internally illuminated fascia sign, one externally illuminated projecting sign, internally illuminated ATM surround and various non-illuminated window vinyl's

14/01236/LBC: Installation of condenser and air conditioning units to rear of building and two louvered vents in side elevation

14/01180/FUL: Installation of condenser and air conditioning units to rear of building and two louvered vents in side elevation

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).

As illustrated on the enclosed photographs, the internal character of the property was that of a retail unit with associated service areas, absent of notable or historic features. The internal partitions, floor finishes, ceiling finishes, etc. to be removed were installed for the previous retail unit and were of contemporary plasterboard stud and blockwork constructions, and the floor finishes were not part of the original hotel building.

The proposed works to the external elevation include cleaning, repair and reinstatement of the original sandstone plinth and band course, and the introduction of new signage and window graphics as described within the proposals.

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:

Other

Other (please specify):

Signage

Existing materials and finishes:

N/A

Proposed materials and finishes:

40mm deep aluminium panels and lettering, powder coated to specified colour reference & fixed to powder coated 25mm aluminium rails, of colour to match stone substrate.

Type:

External walls

Existing materials and finishes:

Sandstone, red brick, aluminium curtain glazing.

Proposed materials and finishes:

Repair, cleaning and reinstatement of sandstone where appropriate, to match existing.

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

5000-P01 Site Location Plan
5100-C05 Proposed Floor Plan
5110-C02 Demolition and Alterations Floor Plan
5200-C04 - Existing and Proposed Elevations (10.11.23)
5200-C04 Existing and Proposed Elevations
5901-P01 Existing Site Photos
Rochdale Housing Solutions Externals - V6
Rochdale Housing Solutions 2B - V1
4d creations - Rochdale Council

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

First Name

Surname

RE: Rochdale Housing Solutions - New Proposal

Date (must be pre-application submission)

26/10/2023

Details of the pre-application advice received

The planning officer advised the applicant on the phone and via email of the relevant legislative constraints in relation to the signage and listed building, and assisted the applicant to reach a suitable design for the signage proposal and methodology for repairs to the existing facade.

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

If No, can you give appropriate notice to all the other owners?

- ☒ 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 (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 this application relates.

Name of Owner:

***** REDACTED *****

House name:

3rd Floor

Number:

83

Suffix:**Address line 1:**

Fountain Street

Address Line 2:**Town/City:**

Manchester

Postcode:

M22EE

Date notice served (DD/MM/YYYY):

10/11/2023

Person Family Name:**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 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

Triangle Architects

Date

2023/11/20