



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

Crescent Hall

Address Line 1

Edmund Street

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL12 6QG

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

Easting (x)

388827

Northing (y)

413905

Description

Applicant Details

Name/Company

Title

Mr

First name

Faheem

Surname

Chishti

Company Name

Crescent Nursery Spotland

Address

Address line 1

1 Highfield Road

Address line 2

Norden

Address line 3

OL11 5RZ

Town/City

Rochdale

County

Country

GB

Postcode

OL11 5RZ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

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

We wish to repair the current perimeter wall in preparation for erecting a low boundary fence (already approved). This perimeter wall is not part of the original feature of the building, probably added around 1930s - 1950s.

We will do this by rendering the lower 5 courses of brickwork with Lime Render, and by inserting weep holes at intervals. We will match the colour of the render as much as possible with the already historical artist featured render at the end gable, designed by Edgar Wood. The Lime based render coupled with weep holes, will ensure that moisture is not trapped which is currently causing many faces of the bricks flaking off into disrepair.

We wish to retain the brickwork to the top of the wall, above the ledging layer, but repair this brickwork where it is damaged in places.

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

24/00387/FUL Approved, 12th December 2025

Erection of 1500mm-300mm high mesh boundary fence around perimeter of the site atop existing boundary wall, and erection of hard standing to the northern side of the church.

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:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Standard bricks with a string course just below the top layer. The top layer is in good condition, probably engineering bricks with the lower layers made of standard course bricks.

Proposed materials and finishes:

To lime render below the string course, throughout with 10mm weep holes at a distance of 1m apart. Like for like brick repairs above lime render. Possible Lime Render:- Ironstone Pre Mixed Natural Hydraulic Lime Mortar - Womersleys Hot Lime/Non-Hydraulic Mortar

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

- Access Statement
- Heritage Statement
- Historical photograph showing no previous wall
- Photographs of current condition of wall
- Scale Drawings.
- Structural Survey of the perimeter wall

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

I have consulted next door neighbours and parents of our nursery. All agree that the state of disrepair of the current wall is an eyesore. I have also consulted with the Heritage Officer at Rochdale BC.

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 *****

Date (must be pre-application submission)

Details of the pre-application advice received

Very encouraging. Initially thought about replacing the entire wall, but when the structural survey reported that the wall was sound, we both agreed that we would prefer to repair rather than replace. This seems the best option for all aspects of a listed building. Here is a copy of the text from her most recent email.

"Dear Faheem

" As discussed on site, I think a lime render could work, provided that it is restricted to the lower portion of the wall only and that the top of the wall is retained as brick and repaired. This is on the basis that the existing wall is not original, is in poor condition and there is existing lime render used for detailing on the building.

It is important that a lime based product is used for the render and repointing, as this will ensure moisture does not become trapped. It should be carried out in conjunction with the works to repair the wall, including the installation of weepholes. Womersleys sell a variety of lime based products from different suppliers: Renders and Plasters Womersleys Shop

Listed building consent would be required for the works and elevations would need to be provided which clearly show the repairs and the extent of the render, as well as a product spec. It would be preferable to use a similar colour for the render to that on the existing building. White or off-white should be avoided, as this is likely to become stained quickly. "

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

Mr.

First Name

Faheem

Surname

Chishti

Declaration Date

04/05/2026

☒ 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

Faheem Chishti

Date

04/05/2026