

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

11 November 2025

Application reference

25/00984/FUL

Address

2 Queens Street, Littleborough, OL15 8AX

Proposal

Change of use and conversion of existing office building (use class E) into 1 bedroom flat (use class C3) and associated works including alterations to fenestration and removal of security shutters and grilles and installation of cycle racks

Affected Heritage Assets

Designated heritage assets

- Littleborough Town Centre Conservation Area

Non-designated heritage assets

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Summary

No objections

Assessment

The application site is a single storey building located off Queen Street in the Littleborough Town Centre Conservation Area. It is constructed of brick, part of which has been rendered. It would appear to date from the late 20th century. Given its form, late date, and materials, it does not make a positive contribution to the character and appearance of the Conservation.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

NPPF chapter 16, PfE policy JP-P2 and Rochdale CS policy P2 also apply. Conservation Areas are key heritage assets for the purposes of CS policy P2. This policy seeks to conserve, enhance and promote these assets.

The proposal is for the conversion of the building into a single residential unit. There are no heritage objections to the principle of a residential use in this location. Details of the new glazed opening should be required by condition. This should be either timber or aluminium with details required by condition. Subject to this condition, it is considered that the proposal would have a neutral impact on the significance of the Conservation Area.

Re-consultation

Only in the event of significant external changes