

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

28 October 2025

Application reference

25/00127/FUL

Address

5 Higher Ogden, Oakdene, Ogden Lane, Newhey, Milnrow, OL16 3TD

Proposal

Change of use to garden room to dwellinghouse including new residential curtilage, alteration to fenestration with associated car parking provision

Affected Heritage Assets

Designated heritage assets

- Ogden Conservation Area
- Higher Ogden Cottages (grade II)

Non-designated heritage assets

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Summary

It is understood that no external changes are proposed. Subject to a condition removing certain permitted development rights, it is considered that a neutral impact on the significance of the Conservation Area and setting of the listed building could be achieved.

Assessment

The application site lies within the Ogden Conservation Area. It relates to an outbuilding within the garden of 5 Higher Ogden. The building is single storey, constructed of a mix of stone and render with a flat sedum roof. A certificate of lawfulness has previously been granted on appeal for the building. This confirmed its lawful use for domestic purposes.

The Ogden Conservation Area is focussed around the historic hamlets of Higher and Lower Ogden. The buildings within the hamlet are largely vernacular cottages and former farm buildings, constructed in the local sandstone. The Conservation Area has a rural character and remains surrounded by fields.

To the east of the site lies Higher Ogden Cottages, which is grade II listed. Dating from 1660, this house is built of squared rubble with a graduated stone slate roof. It holds group value with the neighbouring properties and is of special architectural and historic interest owing to its age and example as a typical vernacular rural cottage.

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.

Section 66(1) of the same act states that *"in considering whether to grant planning permission [...] for development which affects a listed building or its setting, the local planning authority [...] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

The provisions of NPPF chapter 16 apply, as well as Rochdale CS policy P2 and PFE policy JP-P2.

The proposed scheme seeks to permission for the building to be used as an independent dwellinghouse.

At the time of its construction, the Conservation Officer raised concerns about its appearance and that it was not in keeping with the surrounding dwellings. They also raised concerns about the materials used (see officer report – 13/01327/FUL). While these concerns remain, it is noted that the building has been confirmed to be lawful. It is understood that no changes are proposed to the exterior of the building and that the existing driveway would be retained and used.

Given that the existing building has been confirmed to be lawful and no changes are proposed, with the existing driveway to be used, it is considered that the proposal would have a neutral impact on the significance of the Conservation Area and the nearby listed building – Higher Ogden Cottage.

The exercise of certain permitted development rights could result in a development which would have a greater negative impact on the significance of the Conservation Area and the setting of Higher Ogden Cottage. A condition should therefore be included removing permitted development rights under Class A, AA, B and E.

Subject to the above condition, there are no objections to the proposal.

Re-consultation

No