

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

11 November 2025

Application reference

25/00981/FUL

Address

65 Church Street, Littleborough, OL15 8AX

Proposal

Change of use and conversion of existing office building (use class E) into three-bedroom house of multiple occupation (HMO) (use class C4) and associated works including removal of security shutters, grilles and installation of cycle rack

Affected Heritage Assets

Designated heritage assets

- Littleborough Town Centre Conservation Area

Non-designated heritage assets

-

Summary

No objections subject to details

Assessment

The application site is a detached building located to the rear of Church Street within the Littleborough Town Centre Conservation Area. The building, along with much of the townscape, appears to date from the latter half of the 19th century and is shown on the 1890s town plan:



It is built of coursed sandstone with a slate roof. Original features survive including the stone surround to the entrance door. The building makes a positive contribution to the character and appearance of the Littleborough Town Centre Conservation Area.

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 existing building into a three-bedroom house in multiple occupation (HMO). External changes include the removal of the existing rollershutters and the installation of a new cycle rack.

There are no heritage objections to the principle of the proposed use. The removal of the rollershutters and grilles would have a positive impact on the building. A condition should be included requiring details of making good following their removal. It is important that any stone used for the repairs matches the existing.

Details of the proposed cycle rack and bin store should be required by condition. Any new or replacement windows should be ideally fabricated of timber, although aluminium windows of an appropriate detail may also be acceptable.

Subject to the above, it is considered that a neutral impact on the significance of the designated heritage asset would be achieved.

No objections.

Re-consultation

Only in the event of significant alterations to the scheme.