

Our Ref: 2373/AAL

16TH November 2023

HERITAGE ASSESSMENT
FOR CHANGE OF USE OF FIRST FLOOR CLUBHOUSE
TO SELF CONTAINED DWELLING INCLUDING
MEANS OF ESCAPE STAIRCASE TO REAR
AT
WHITTAKER GOLF CLUB
END OF WHITTAKER LANE,
LITTLEBOROUGH OL15 0LH

Existing Site and Context

The Whittaker Golf Club is located on a corner at the end of Whittaker Lane off Shore Lane, Littleborough.

The Clubhouse comprises a two-storey building, with a single storey annex forming the locker rooms and changing facilities, for ladies Gents and Junior golfers.

The existing first floor is the subject of the Planning application for the "Change of Use".

The Whittaker Golf Club is situated in the heart of Whittaker Conservation Area and is surrounded by a mixture of residential properties of various ages and styles.

The Whittaker Golf Clubhouse is not Listed Building nor is it locally listed; however, the Clubhouse is within the Whittaker Conservation Area, with a number of Listed Buildings within the conservation area and close to the Clubhouse.

Background to Whittaker Golf Club

The Whittaker Golf Club was originally founded in 1906 and has been operating as a Golf Club establishment at the heart of the local community since 1906, providing a traditional Golf Club environment serving the community and visitors.

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Planning History

Using Rochdale Metropolitan Borough Council's local planning pages, a planning history search has been undertaken, which has identified that previous applications have been made in relation to The Whittaker Golf Club.

Planning permission was granted for Change of use of existing clubhouse to two dwellings with single garage and erection of new clubhouse with first floor terrace, extension of car park, new trolley store and waste bin enclosure, removal of greenkeepers building, planting of new trees and infilling of dry stone wall Ref. No: 20/01411/FUL

Planning permission was granted for the alterations to the Clubhouse and erection of a single storey building to provide changing rooms in 1996 (96/D33530), Construction of pitched roof to existing Junior changing room in 2003 (03/D41234)

Planning permission was granted Ref. No: 91/D26497 Installation Of Septic Tank

Planning permission was granted Ref. No: 96/D33530 Alterations To Clubhouse and Erection Of Single Storey Building to Provide Changing Rooms

Planning permission was granted Ref. No: 03/D41234 Construction Of Pitched Roof To Existing Junior Changing Room

Planning permission was refused Ref. No: 04/D43687 Erection Of Machinery/Storage Building

Planning permission was granted Ref. No: 05/D44776 Erection Of Machinery/ Storage Building (Resubmission-D43687)

Proposed Development

The client's proposals are for a "Change of Use" of the first floor of the main clubhouse to a single self contained dwelling

The proposed works will require planning permission from Rochdale Metropolitan Borough Council under the Town and Country Planning Act 1990.

The Principle of Development

The proposed Change of Use works do not involve an expansion to the size of the building, only the provision of a new means of escape staircase to the rear

The proposed replacement and proposed new windows and door will be in keeping with the existing character of the main Clubhouse, in both character and specifically the design will be consistent

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The Whittaker Golf Club is not a Listed building however it located in an area, with a number, of Grade II Listed Buildings.

- **Former Farmhouse west of Whittaker Farmhouse. Grade II**

Last quarter of 17th century

The farmhouse was extended in the mid-18th century, a parallel range was added at the rear in the late 18th century, and it has since been used for other purposes. The building is in stone on a projecting plinth with quoins, and has a stone-slate roof with coped gables. There are two storeys and five bays. On the front is a gabled porch, and the windows are mullioned

53.63654°N 2.08143°W

- **Barn Immediately North of Nos 1 and 3 Grade II**

Early 19th century

The barn is in stone with quoins and has a stone-slate roof with coped gables. It contains opposing elliptical-headed cart entries and circular pitching holes above. These are flanked by doorways with square-cut surrounds and more pitching holes. In the right gable is loft hatch, and in the left return are two more pitching holes.

53.63679°N 2.08133°W

- **1 and 3 Whittaker Fold. Grade II**

Late 18th to early 19th century

A pair of stone houses with quoins and a stone-slate roof. They have a double-depth plan, three storeys, and one bay each, with a lean-to extension on the left. The doorway has a square-cut surround, and the windows are mullioned

53.63663°N 2.08124°W

Please see location plan below,

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Location plan showing Listed Buildings Close to the clubhouse

The Whittaker Golf Club is located within the Whittaker Conservation Area Designated in 1982

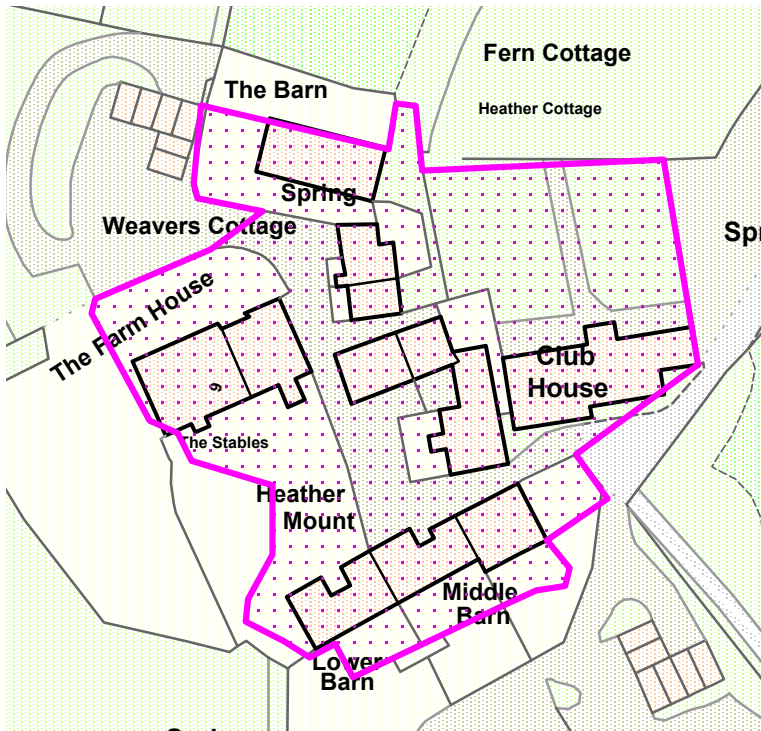
It's key characteristics are:

- Both the early and later residential farm properties give a strong overall definition to the area, although individual buildings have particular character. Tooled and carved stone gateposts, stone boundary walls, often topped with mature hedges, and the clear ragged layout of the building plots with building frontages set well back from the road, are particularly characteristic of the conservation area.
- The character of the area is greatly influenced and enhanced by the tree-lined lanes,

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surrounded by open farmland and settings of the buildings in the area. Private gardens to the rear and particularly to the frontage of houses contribute greatly to the green quality of the area.



Plan showing Whittaker Conservation Area Designated 1982

The proposals relate to the Change of Use with minor alterations to the rear elevation.

It will not involve any removal of existing trees or planting nor does it involve the alteration of existing boundary walls or piers. The proposals are relatively minor in their nature and extent and will not impede any key views within the conservation area. As such, the defined character and appearance of the Whittaker Conservation Area will be sustained.

Overall, the proposed works are minor and will preserve the special character and appearance of the Whittaker Conservation Area, thereby complying with Section 72 of the 1990 Act, the relevant paragraphs of the NPPF.

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The proposals have been designed to be of an appropriate scale and appearance and continue to provide a design that preserves the architectural value of the Building and existing character of the surrounding area.

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