

Supporting Listed Building Consent Statement

At

St. James Church, Ramsden Road, Wardle, Rochdale, OL12 9NX

On behalf of

Wardle Properties Ltd

Prepared by:

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1.0 INTRODUCTION

- 1.1 This supporting statement has been prepared on behalf of Wardle Properties Ltd by Fisher German LLP and submitted in support of an application for Listed Building Consent at St. James Church, Wardle.
- 1.2 The This statement should be read in conjunction with other supporting information supplied as part of the planning application including:
- Application forms
 - Location Plan
 - Heritage Impact Assessment
 - Existing Plans
 - Proposed Plans
 - Stone Repairs
- 1.3 The following sections of the statement provide a description of the site and context of the surrounding area; details of the proposal, alongside an overview and assessment of the planning policy context relevant to the proposed development.
- 1.4 This statement demonstrates that the proposal fully complies with all relevant local and national planning policy.

2.0 THE SITE AND BACKGROUND INFORMATION

- 2.1 St. James Church is located off Ramsden Road in the settlement of Wardle in the outskirts of Rochdale and in the administrative boundary of Rochdale Metropolitan Borough Council.

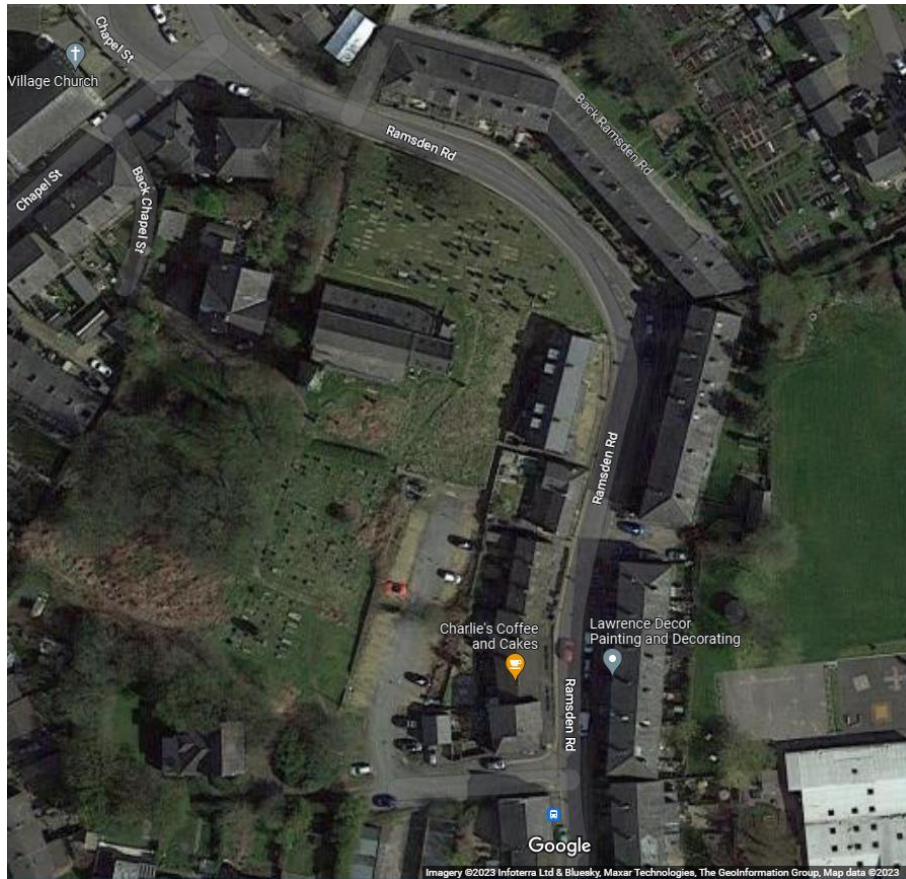


Figure 1. Aerial image of site (Google Earth).

- 2.2 The site holds a Grade II Listed Church previously forming part of a large parcel of land, including a graveyard, within the ownership of the Diocese of the Church of England. When the Diocese sold the site, they split the larger parcel of land, retaining the graveyard.
- 2.3 St. James Church was designated at heritage asset in 1966 and given Grade II Listed status.
- 2.4 The Historic England description is as follows:

4/154 Church of Saint 29.6.1966 James the Apostle

Church. 1856. By G. Shaw. Tooled ashlar with slate roof. Nave with clerestory, aisle, south-west

tower which is placed south of the aisles and west door. The chancel has a north organ chamber and vestry. 5-bay nave and aisle with triple-lancet clerestory windows and small coupled-lancet aisle windows. Stone plinth, continuous sill and hood- moulds and weathered buttresses. 3-bay chancel, angled buttresses with 3-lancet east window, vestry with pinnacle-like chimney. Steeply pitched roof with coped gables. The 4-stage tower has angled buttresses, banding on arched south door, lancet openings to each stage and a broach spire with gabled spire-lights. Interior: the chamfered nave arcade rests on circular columns with moulded capitals. The roofs have arch braced trusses.

Listing NGR: SD9124817037

3.0 PLANNING HISTORY

- 3.1 The current owner of the site is Wardle Properties Ltd who purchased the site from a developer who obtained planning permission on the property.
- 3.2 The previous owner, Liquid Developments had planning, and listed building consent approved on 3rd March 2004 for the *change of use and external alterations to the listed building to form 5 houses including car parking and vehicular access* (04/D42779 and 04/D42780). Both applications were granted subject to conditions.
- 3.3 An Application for Certificate of Lawful Development was approved on 17th June 2021 (21/00906/CPE).
- 3.4 This Lawful Development Certificate (LDC) seeks to demonstrate that the planning permission had commenced on the building nearly 20 years before and therefore the planning permission was extant.
- 3.5 A s96a Non-Material Amendment (NMA) (ref: 23/00310/ANM) was required to add a condition referencing the 2004 approved plans.
- 3.6 A S73 application proposes variation to the planning application and conditions 2,3,4,5,6,7,8,10,11,12 and removal of Condition 9.

3.7 It was recognised that the Conditions were never discharged within the timeframe set following the 2004 permission and works have taken place. Allow works had taken place relating to these conditions.

3.8 It is requested this LBC dealt with concurrently to the submitted S73. Once both of these applications are dealt with the much-needed works can start on the building.

4.0 PROPOSAL

4.1 The proposal seeks LBC to enable the continued conversion works to be carried out at St. James Church to convert the Grade II Listed building into five residential apartments.

4.2 The submitted documents and plans outline how restoration of the original fabric will be carried out, and the internal changes that shall take place to allow for the conversion of the church fully into residential apartments.

4.3 The plans are 'as proposed' now and allow to show any minor changes made in comparison to the 2004 permitted plans as development had already started on the conversion process from the previous owners.

5.0 HERITAGE

5.1 A supporting Heritage Impact Assessment (HIA) has been prepared and is submitted alongside this application for LBC.

5.2 The HIA describes how mitigation of harm has been addressed within the proposed design and works and discusses if any harm has occurred to the heritage asset.

5.3 A number of recommendations have been made in the report, of which written consent is requested for the following prior to the specific works commencing.

5.4 The HIA recognises the loss of significance of St. James to 5 apartments is considerable, however whether this represents less than substantial harm, or substantial harm is unclear. The harm is however, less than the potential public benefits of the change of use works with respect to securing a new sustainable use for the heritage asset.

- 5.5 The statement concludes in their opinion, the proposals meet the objective in paragraph 190 of the NPPF as setting out a positive strategy for the conservation and enjoyment of the historic environment.

6.0 PLANNING POLICY AND LEGISLATION

- 6.1 Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications relating to the historic environment. Section 66 of the Act sets out the 'general duty as respects listed buildings in exercise of planning functions'. The local authority should have '*special regard to the desirability of preserving the building or its settings or any features of special architectural or historic interest which it possesses.*'
- 6.2 In considering applications for Listed Building Consent, Local Authorities are required to consider their own local policies in relation to the historic environment as well as those set out in the National Planning Policy Framework.

National Planning Policy Framework (NPPF)

- 6.3 The NPPF was updated in July 2021.
- 6.4 Paragraph 189 of the NPPF states the importance of heritage assets and how assets are '*irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*'.
- 6.5 Paragraph 197 states in determining applications local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.

Rochdale Core Strategy 2016

P2- Protecting and enhancing character, landscape and heritage

- 6.6 The borough's heritage will be protected by conserving, enhancing and promoting key heritage assets; using heritage assets positively and intelligently, including regeneration schemes; and prioritising the conservation of heritage assets at risk from decay.

7.0 ASSESSMENT AND CONCLUSION

- 7.1 St. James is Grade II Listed, the proposal is seeking LBC to convert the building into five residential apartments. LBC was previously granted in 2004 and has now lapsed, hence the re-submission of a fresh LBC application.
- 7.2 The detailed plans and information submitted, details the exact works proposed to the building and what the LBC is sought for.
- 7.3 The supporting HIA submitted alongside the application details the historical background of the site and building. The statement provides the supporting information required in terms of justifications for the LBC to be granted.
- 7.4 A LDC was recently approved in 2021 which demonstrates the development is now lawful (21/00906/CPE), however does require LBC to allow the works to continue at the building.

Conclusion

- 7.5 This 'fresh' listed building consent application supports the LDC which demonstrated planning permission from 2004 is extant on the building, and the recently submitted S73 should run concurrently with this LBC as the amendments in comparison to the 2004 permission align with one another.
- 7.6 The proposals are in-keeping within the important historic status of the building and mitigates to preserve as much historic fabric as possible. The accompanying HIA and supporting documentation demonstrates this
- 7.7 It is therefore respectfully requested that Listed Building Consent be granted without delay.