

HISTORIC ENVIRONMENT CONSERVATION CONSULTATION RESPONSE

Conservation & Design Team Officer	Michael Atkinson-Smith
Date	16.04.25
Application Reference	24/01086/FUL
Address	Lower Town House Barn, Townhouse Road, Littleborough, OL15 9JX
Proposal	Change of use from existing barn to 2no' residential dwellings and ancillary external alterations and landscaping

Designated Heritage Assets Affected	Y	Town House Conservation Area – within Town House Mill (Grade II) - setting of
Non-Designated Heritage Assets Affected	Y	Application building (Grade 2 Local Interest Building)

Consultation Summary

No overall objection subject to submission of full materials details and works methodologies.

Assessment

The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on local planning authorities to survey and keep under review their district for *areas which are of special architectural or historic interest, the character of which it is desirable to preserve or enhance, and to designate those areas as Conservation Areas*. This duty is an ongoing requirement of local authorities.

As such, Town House, Littleborough area was identified as a potential Conservation Area candidate because of its townscape quality and historic interest in 2007 and formally designated in 2009.

Lower Town House is specifically referred to in the conservation area designation report to the Pennines Township Committee on 26th May 2009, which noted that *'Not designating the conservation area would mean that some parts of the Town House settlement, notably Lower Town House, would not be properly recognised as having special architectural and historic interest and would not be protected from demolition or harmful change. The designation of the conservation area strengthens the idea of Town House being a special place.'*

The boundaries of the Town House Conservation Area, which includes the Grade II Listed Town House, Grade II listed Town House Mill and the Grade 2 Local Interest Building group of Lower Town House is shown below:



Source: Town House Conservation Area Appraisal 2009
Rochdale Borough Council

The submitted Heritage Statement is well researched and evidenced, with there being no good reason to disagree with its findings.

It is accepted that the long disuse of the barn and subsequent deterioration of the building places at risk the significance of the barn and its contribution to the Town House Conservation Area and the setting of the Grade II listed Town House Mill itself.

Whilst the proposals would result in a change to the function and internal spaces of the barn, these changes would primarily be read internally, whilst there is a strong public benefit to the building receiving a sustainable end use to help ensure its preservation. There would also be the additional benefit of creating two new residential dwellings at the time of the Council's declared Housing Emergency and in the context of the national policy position in relation to housing delivery.

On this basis, it is considered that the provision of new openings to light the proposed first floor level would be reasonable measures to provide a satisfactory standard of living accommodation.

Notwithstanding any details included within the application, full details of all materials be used externally, along with works methodologies, should be secured through condition; including at a minimum:

- Headers, cills & surrounds;
- Windows and doors – materials and depths of reveals;
- Stonework for any repairs;
- Mortar mixes;
- Rainwater goods;
- Meter boxes and flues; and
- Stonework cleaning

Some concern is raised over the descriptions of materials and cleaning methodologies in the planning notes contained within the application. Given the building's status as a Grade 2 Local Interest Building within a conservation area, the use of appropriate traditional materials and good craftship is expected.

The applicant should be made aware of the suite of technical guidance notes and publications from Historic England which are relevant to this project:

[Adapting Traditional Farm Buildings | Historic England](#)

[Traditional Windows: their care, repair and upgrading | Historic England](#)

historicengland.org.uk/images-books/publications/repainting-brick-and-stone-walls/heag144-repainting-brick-and-stone-walls/

[Materials and Techniques | Historic England](#)

It would be expected that the principles outlined in the technical guidance notes would be followed and that any approved plans include a sufficient level of technical notation to assist the contractors involved in the build.

Please feel free to share these comments with the applicant and follow up with any further discussion or formal re-consultation as necessary.