

PROPOSED CHANGE OF USE AT DENEHURST HOUSE

ROCHDALE, GREATER MANCHESTER

HERITAGE STATEMENT

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GARRY MILLER
Heritage Consultancy

CROSBY, 412 PRESCOT ROAD, ECCLESTON HILL, ST HELENS, LANCASHIRE WA10 3BT
TELEPHONE: 01744 739675

garrymillerhbc@gmail.com

1. The application building

The application property is Denehurst House, which is located in Denehurst Park in the Metropolitan Borough of Rochdale, Greater Manchester. The property is a large 19th century industrialist's villa, latterly used as local authority offices. It is currently vacant.

2. Designation

Denehurst House is considered to be a non-designated heritage asset.

3. The proposal

Proposals have been submitted to Rochdale Metropolitan Borough Council for conversion of the building to five flats along with a ground floor cafe catering for users of Denehurst Park.

4. Relevant planning history

Proposals for a similar conversion (planning reference 16/00720/FUL) were granted in 2019, but the works did not take place and consent has now lapsed.

5. Heritage impact

The heritage consideration raised by the proposal is its potential impact upon the significance (i.e. heritage interest and value) of the undesignated building.

6. Historical context

Denehurst House was built for Alderman Robert Turner, founder of Turner Brothers Asbestos Company, between 1893 and 1909 and designed by Rochdale architects Edward Simpson Butterworth and William Henderson Duncan. In 1932 the house and park were donated to the town by Samuel Turner, in memory of his father.

7. Significance of the heritage asset

The significance of the application property resides in its architectural and historic interest in the local context as an example of a late 19th/ early 20th century industrialist's villa built in the Arts and Crafts manner. This significance is embodied in its form and appearance along with any features that date from its original building period. The setting of Denehurst, within the public park that was originally its private grounds, makes a positive and inseparable contribution to its significance and legibility.

8. Policy context

Chapter 16 of the National Planning Policy Framework provides the guidance on how applications affecting the historic environment are to be dealt with. Paragraph 197 states that in determining applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and*
- *The desirability of new development making a positive contribution to local character and distinctiveness*

Regarding undesignated heritage assets, paragraph 203 states:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The relevant local planning policy is P2 (Protecting and Enhancing Character, Landscape and Heritage) of the Rochdale Core Strategy, which was formally adopted on October 19, 2016. Part 2a states that key heritage assets, both statutory and non-statutory, will be conserved, enhanced and promoted, including consideration of their wider settings.

9. Impact of the proposal

Where heritage assets are undesignated, national guidance requires simply a balanced planning judgment that weighs the significance of the asset against any harm or loss; the relevant local development plan policy requires the asset's conservation and protection. The proposal as submitted satisfies both these tests as it will result in no adverse effect on the intrinsic architectural or historic interest from which the significance of the undesignated building derives. The proposal will also deliver the important public benefit of putting the building to a sustainable use which will be consistent with its long-term conservation.

10. Concluding statement

In the final planning balance, the proposal is entirely favourable and therefore merits approval without delay.