

Heritage Statement

Land to the west of New Street, Littleborough

May 2022

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Russell Homes (UK) Ltd in connection with a full planning application for the ‘Erection of residential dwellings including public open space and associated works’ (the ‘Proposed Development’) at land to the west of New Street, Littleborough (the ‘Application Site’).
- 1.2 There are no designated heritage assets within the Application Site, however a row of grade II weavers’ cottages (18,20 and 22 New Road and 4 Laws Terrace) are situated on the north side of New Road, approximately 75m to the north east of the Application Site, and Stubley Old Hall (grade II* listed) is similarly situated to the north east of the Site at a distance of approximately 185m. The Application Site is separated from both these assets by existing built form and trees along New Road and to the west of New Street, and a residential development currently under construction (planning application references: 15/00830/OUT, 17/01458/REM and 19/00262/FUL and 20/00607/FUL).
- 1.3 In determining this application for full planning permission, Rochdale Borough Council (RBC) has a statutory duty under s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay to have special regard to the desirability of preserving the special interest and setting of listed buildings.¹
- 1.4 The National Planning Policy Framework (NPPF) provides the Government’s national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out that:
- “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”².*
- 1.5 To comply with these requirements, Section 2 of this report identifies the designated heritage assets with potential to be affected by the Proposed Development. Section 3 provides a brief description of the Application Site and its surroundings and Section 4 provides assessments of significance for the identified designated heritage assets; proportionate to both the importance of the asset and the likely impacts.
- 1.6 Section 5 assesses the impact of the Proposed Development on the significance of the identified designated heritage assets, in light of the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national and local planning policy and guidance for the historic environment (as set out at Appendix 3). This Statement is based on published information, archival research and an on-site visual survey completed in March 2022.

¹ s16(2) and s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

² DCLG, National Planning Policy Framework (NPPF) 2021 – para. 194

2. Heritage Assets

- 2.1 The National Planning Policy Framework (NPPF) 2021 defines a heritage asset as:

“A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest.”³

- 2.2 There are no designated heritage assets within the boundary of the Application Site. Any effects arising from the Proposed Development on built heritage will therefore be indirect in nature having potential to affect the significance of the identified assets through change within their setting.

Designated Heritage Assets

- 2.3 Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them.

Listed Buildings

- 2.4 The following listed buildings are proximate to the Site and have been identified by RBC to have potential to be affected by the Proposed Development.

Name/Address	Date of Designation	Grade
Stubley Old Hall	02 January 1967	II*
18, 20 and 22 New Road	23 April 1986	II
4 Laws Terrace		

³ MHCLG (2021) National Planning Policy Framework (NPPF) Annex 2: Glossary

3. Site Context

Site Description and Context

Figure 3.1: View of the public footpath south of the Application Site, looking north east towards New Road and New Street



- 3.2 The Application Site is an undeveloped parcel of land on the north side of the Roch Valley, west of Littleborough and south of New Road. During the 19th and early 20th century ribbon development spread along New Road, primarily in the form of terraced housing including the two terraces on the south side of New Road to the north of the Application Site. By 1932 residential development typical of the early 20th century in form and layout was extending up the valley from the west and along New Street.
- 3.3 The Application Site is comprised of fields and with some limited areas of trees. It is bounded by North Street to the east. To the east and west of the Application Site are existing areas of residential development, predominately dating from the twentieth century. To the south are the River Roch, the Calder Valley Train Line and the Rochdale Canal. The hills of the Pennines are visible in distant views to the south, north and east.

4. Significance of the Heritage Assets

Significance and Special Interest

- 4.1 The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁴

- 4.2 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The Principles of Selection for Listed Buildings (revised 2018) are published by the Department for Digital, Culture, Media and Sport (DCMS) and are supported by Historic England’s Listing Selection Guides for each building type.

Setting

- 4.3 The NPPF defines the setting of a heritage asset as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”⁵

- 4.4 Historic England has published updated guidance in respect of the setting of heritage assets⁶, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms at paragraph 9 that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.
- 4.5 Further guidance on the definition of setting and how it should be taken into account is set out in national Planning Practice Guidance. In assessing the contribution of setting to the significance of the following identified assets, the role of the Application Site has been considered.

Assessment

- 4.6 The following assessments of significance are proportionate to both the significance of the relevant heritage asset, the nature of the Proposed Development and the likely magnitude and form of effect. As previously stated, any effect arising from the Proposed Development will be indirect in nature, arising from impact on elements of setting that may or may not contribute to the significance of the heritage assets.

⁴ MHCLG, National Planning Policy Framework (NPPF) 2021 - Annex 2: Glossary

⁵ MHCLG, National Planning Policy Framework (NPPF) 2021 - Annex 2: Glossary

⁶ Historic England (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3

Stubley Old Hall (Grade II* Listed)

Figure 4.1: Stubley Old Hall, west (front) elevation



Architectural Interest

- 4.7 Dendrochronology⁷ has confirmed that Stubley Old Hall includes parts of a late 15th century cruck-framed open hall. The Hall is recorded as having been partially rebuilt c1530 and there is some disagreement between sources as to whether the west elevation was refaced in hammer-dressed stone at this time, or c1600.
- 4.8 The rear and side elevations were faced in brick in the later 17th, 18th and 19th centuries, according to the list entry. The plan of the Hall was H-shaped with a central open hall and two two-storey cross wings. Historic map regression indicates that the west sections of these cross wings may have been shortened during the late 19th century. The list entry summarises the special interest of Stubley Old Hall as follows:
- “The house has had a particularly varied and interesting development during its long history exhibiting different types of construction and technology as well as planning.”*
- 4.9 The Hall’s plan form (albeit altered), mullion windows with small diamond leaded lights, and the varied ages of its building materials (timber, stone and brick) contribute to our understanding of the Hall’s age and development. These, as well as additional features including stone quoins and hood moulds, also contribute to the vernacular architectural character of the building.
- 4.10 An interior inspection of Stubley Old Hall was not possible; however its architectural interest is detailed in the list entry and evidenced in photographs held at Rochdale local studies library (although it may since have been altered). The Hall retains a rare cruck truss (one of three originally in the Hall) as well as an arch-braced king-post roof

⁷ Dr Martin Bridge, Tree-ring Analysis of Timbers from Stubley Old Hall, 2003

truss. The north wing has areas where the original timber framing is visible internally and architectural features including chamfered stone fireplaces, a braced cambered tie-beam roof truss and a ceiling with moulded timber members.

- 4.11 The age and development of the Hall is legible from its interior and exterior features. The Hall is also illustrative in the wider development of housing as a typology. The roof trusses in particular contribute to illustrating technological changes in construction.

Historic Interest

- 4.12 Fishwick's History of Rochdale⁸ traces the history of Stubley Hall back to the end of the 13th century. Robert Holt lived at Stubley in the 16th century and is credited with its rebuilding in c1530⁹. The Holts were substantial landowners in the Rochdale area and as a result had links with the wider area beyond land associated with Stubley Hall.
- 4.13 In 1626 Stubley Hall was described as "*an ancient mansion called Stubleye Hall, with stables, barns, dovecotes and water mill,*" with one hundred and ten acres of land.¹⁰ The estate is therefore likely to have incorporated a sizable area around the Hall.
- 4.14 Stubley Hall was bought by James Schofield, a wool and flannel manufacturer, in 1839. Schofield had also previously purchased Stubley fulling mill, located south of the Hall adjacent to the River Roch, with 20 acres.
- 4.15 Stubley Old Hall has special historic interest by virtue of its age and rarity. It is an important example of a medieval hall house and exhibits changes in construction technology from the 15th to 19th centuries.

Contribution made by Setting to Significance

Physical surroundings

- 4.16 The 1851 Ordnance Survey Map, at Appendix 2 shows Stubley Hall within a working landscape dominated by the woollen industry. In addition to Stubley Mill, there were a number of other woollen mills in the vicinity and extensive areas of tenter ground. The Calder Valley Train Line (opened as the Manchester and Leeds Railway in 1839) and Rochdale Canal are present on the 1851 Map south of Stubley Mill and the River Roch; beyond which was a quarry.
- 4.17 Our research shows that from the mid-19th century, the setting of the Hall became increasingly developed. The surrounding mills increased in size and number, and the industries became more varied and polluting; for example they included the processing of glue, grease and manure at Stubley Mill and an oil distillery, south of the river. In addition, a sewage works had been built and was later expanded on the River Roch; accessed via New Street. Research also indicates that Stubley Old Hall became increasingly enclosed by trees as the surrounding area became more industrialised (see Fig 4.2 and 4.3).
- 4.18 In 1855 Stubley New Hall was built immediately south of Stubley Old Hall by the Schofield family. This notably changed the immediate setting of the medieval hall;

⁸ History of Rochdale, Henry Fishwick 1889

⁹ Stubley Hall (Resource Folder), Local Studies, Rochdale Link4Life and Littleborough Heritage Statement, Littleborough Civic Trust 2003

¹⁰ Manor Survey cited in History of Rochdale, Henry Fishwick 1889

bringing development closer. A central driveway to the Old Hall was replaced with two new access points from New Road (as it had become) either side of the Old Hall, leading to Stubley New Hall; both of which remain extant.

- 4.19 During the 19th and early 20th century ribbon development spread along New Road, primarily in the form of terraced housing including the two terraces on the south side of New Road to the north of the Application Site. By 1932 residential development typical of the early 20th century in form and layout was extending up the valley from the west and along New Street.
- 4.20 Today the wider setting of Stubley Hall is mixed; comprising residential, semi-rural and industrial uses. Development along the A58 is predominately dense, pre -20th century residential development, beyond which are areas of 20th century residential development and some undeveloped fields; predominately in the river valley and upland areas. There are some modern industrial uses and farm buildings along the valley bottom.
- 4.21 The grounds of Stubley Old Hall as formed today are enclosed by a hedge approximately 2m high, modern black railings and entrance gate, stone piers and a wall (Fig 4.1). The Hall is accessed from Speakman Lane to the west of the Hall and, as Fig 4.3 shows, the Hall was previously open to the Lane. The additional privacy and security measures around the Hall reflect its recent commercial/domestic use. Aerial photography shows a formal parterre to the front (west) of the Hall which historic photographs indicate is a 20th century addition (Fig 4.2). Immediately north of the Hall is a yard area with brick-built garages.
- 4.22 Stubley Old Hall is surrounded by an area of deciduous trees within which there is a car park west of Speakman Lane and New Stubley Hall to the south (both outside the enclosed boundary to Stubley Old Hall).
- 4.23 To the south and west of Stubley Old Hall is the Application Site, as previously described, beyond which are modern agricultural sheds and the Paragon Works; which is present on the 1894 Map (Appendix 2) and has been extended at the eastern end with modern metal clad sheds. The topography reflects the valley location; the land falls away from New Road and Stubley Old Hall to the railway line, canal and River Roch in the bottom of the valley and then rises to the south. In the distance to the south, east and north are the Pennine Hills.

Figure 4.2: c1880 West elevation of Stubley Hall¹¹



Figure 4.3: Stubley Hall c1960¹²



¹¹ Rochdale Local Studies, Link4Life

¹² Rochdale Local Studies, Link4Life

Experience of the Asset

- 4.24 Stubble Old Hall is primarily experienced from within the private grounds of its gardens and yard. The high and dense boundary treatment around Stubble Old Hall combined with the enclosure of trees provides privacy and separation from New Road and surrounding later development; creating an introverted site.
- 4.25 The boundary treatment inhibits the extent to which the architectural and historic character of the listed building can be appreciated outside of that enclosed area and to a high degree it severs the visual relationship between the Hall and the wider area including the Application Site. That connection is further dissipated by the enclosing effect of the surrounding trees which limit and filter views to and from the listed building.
- 4.26 Stubble Old Hall is accessed from Speakman Lane which is a private drive, off New Road. The visibility of the Old Hall from the lane is limited and the full extent of the asset and its character cannot be appreciated. Stubble New Hall can be glimpsed at the end of the lane.
- 4.27 The Old Hall is experienced within a mixed setting of residential development, pockets of undeveloped land, modern farm buildings and industrial units. There is no overriding or defining character. Whilst there are filtered views out from Speakman Lane these are incidental and do not contribute to the significance of the listed building (Fig 4.4).

Figure 4.4: Filtered view from Speakman Lane, looking south/south-west



- 4.28 New Road is a busy and heavily developed main route between Littleborough and Rochdale. Compared with the majority of development along New Road, the position of Stubble Old Hall is lower and further set back which limits the extent to which it is experienced from New Road. Only the Hall's roofscape is visible from the road and,

although its age and form can be understood to a degree, the extent to which its architectural character can be appreciated is limited.

- 4.29 There is no evidence of any planned or designed views to or from Stubley Old Hall which contribute to the historic or architectural interest of the Hall. Views westwards from the first floor of the Hall are limited due to the small size and limited number of windows, will similarly be filtered through the surrounding trees and take in the mixed setting as previously described. The increase in trees around the Hall was most likely intended to provide separation from its increasingly developed and polluted setting in the 19th and early 20th centuries

The Asset's Associative Attributes

- 4.30 There is a 17th century account of Stubley Hall having stables, barns, dovecotes and a water mill. Historic maps (Appendix 2) show several buildings along Stubley Lane, which were likely to have been estate buildings. With the exception of Stubley Barn, which has been converted to a residential dwelling, these buildings appear to have been demolished and the former estate is no longer legible.
- 4.31 There is an associative relationship with Stubley New Hall by virtue of its proximity to the Old Hall and it having been built and occupied by the Schofield Family who also owned the Old Hall. As previously mentioned, the building of the New Hall altered the setting of the Old Hall, in particular the access to the properties and the New Hall provides context for these changes.

Contribution made by the Application Site to the Significance of Stubley Old Hall

- 4.32 The Application Site is situated approximately 185m from the asset and is visually and physically separated by the enclosure of the Old Hall, the intervening residential development and an area of trees and other vegetation at the north east of the Site. Accordingly, there is little or no visibility of the Site from the Old Hall and its immediate surroundings and there is no visual relationship with the Application Site that contributes to the significance of the asset.
- 4.33 Whilst historically it may have formed part of the wider estate there are no estate plans of Stubley Hall held at Rochdale Local Studies Library or the Manchester or Lancashire archives and therefore it has not been possible to confirm that the Application Site formed part of the historic estate. In any case, no historic association is no legible.

Summary of Significance

- 4.34 Stubley Old Hall is a grade II* listed building; parts of which date from the late 15th century. Its significance lies in its age and its varied and interesting development during that long history which is exhibited in its historic fabric which shows different types of construction, technology and planning.
- 4.35 The listed building is primarily experienced from within the private grounds of its gardens and yard. The high and dense boundary treatment around Stubley Old Hall combined with the enclosure of surrounding trees creates an introverted site.
- 4.36 The Application Site is distanced from the Old Hall and forms part of the varied and highly altered surroundings which form the wider context to the asset. There is no

visual relationship or legible historic association between the asset and the Application Site which contributes to the significance of the Old Hall.

18, 20 and 22 New Road and 4 Laws Terrace (Grade II listed)

Figure 4.5: South Elevation of 18, 20 and 22 New Road (4 Laws Terrace to the rear)



Architectural Interest

- 4.37 18, 20 and 22 New Road and 4 Laws Terrace is a row of three, three storey stone-built weavers' cottages. The cottages were previously back-to-back and 4 Laws Terrace refers to one of the rear dwellings which is now incorporated within the three houses.
- 4.38 The cottages display a number of local vernacular features including watershot stone, drystone walls to the front boundary and a stone-flag wall (locally referred to as a pig-stone wall). Yorkshire Lights on the first and second floors (some blocked) and a former taking in door reflect the cottages' history of textile manufacture. Despite the loss of original windows and doors, the form and function of the cottages remain legible and they are a good example of early 19th century weavers' cottages.

Historic Interest

- 4.39 The cottages have special historic interest in illustrating the domestic nature of the woollen industry in the early 19th century. Rochdale was a key woollen town from the medieval period and through the industrial revolution. Merchants brought wool from the surrounding areas, including Littleborough, to trade in Rochdale to national and international markets.

Contribution made by Setting to Significance

Physical surroundings

- 4.40 18-22 New Road is located on the A58 between Rochdale and Littleborough. The listed building forms part of a larger terrace of later stone built dwellings which are not

listed. Attached to the terrace to the east, is a recent red brick-built residential development.

- 4.41 Opposite the listed building, on the south of New Road, a new residential development is nearing completion (planning application references: 15/00830/OUT, 17/01458/REM and 19/00262/FUL and 20/00607/FUL). Access into the development is from New Road, with the houses set at a lower level to the road. Also on the south side of New Road are a bus shelter, an advertising billboard and another stone-built 19th century terrace. Beyond the Application Site are fields, the Pennine Hills and further areas of residential development.

Experience of the Asset

- 4.42 The asset is primarily experienced within the busy environment of the A58. Due to its modest architecture and the prevalence of stone-built terraces along the road, the listed building is not prominent but forms part of a continuous built form. Quality of development within the setting of the listed building is varied and there is no continuity in style or age.
- 4.43 There is a view from the listed building southwards towards the Pennine Hills. However the south-facing orientation of the building and rows of Yorkshire lights were primarily functional; to maximise light within a working space and this view is therefore not a planned or designed view. In more distanced views the individual form and architectural character of the listed building are not easily discernible.

Figure 4.6: View south from New Road proximate to 18-22 New Road



The Asset's Associative Attributes

- 4.44 The listed building has historic connections with other heritage assets associated with the textile industry within the area; although none remain in the vicinity of the listed building.

Contribution made by the Application Site to the Significance of 18-22 New Road

- 4.45 The Application Site is situated approximately 75m to the south west of the listed building. There is no visual relationship between the asset and the Site due to the intervening development and trees/vegetation. It forms part of the wider, mixed context surrounding the asset. There is no known historic functional or associative relationship between the listed building and the Application Site. The Application Site is therefore not considered to contribute to the significance of the asset.

Summary of Significance

- 4.46 18, 20 and 22 New Road and 4 Laws Terrace is a good example of early 19th century weavers' cottages and local vernacular architecture; despite the loss of original doors and windows. The cottages have special historic interest in illustrating the domestic nature of the woollen industry in the early 19th century.
- 4.47 The asset is primarily experienced within the busy environment of the A58. It is not prominent and forms part of a continuous built form. Quality of development within the setting of the listed building is varied and there is no continuity in style or age. Views southwards from the listed building to hills are unplanned and in more distanced views towards the listed building, the individual form and architectural character of the listed building are not easily discernible. Views are therefore considered to make a minimal contribution to the significance of the asset.

5. Assessment of Impact

Introduction

- 5.1 There are no designated heritage assets located within the Application Site. Any effects arising from the Proposed Development on built heritage will therefore be indirect in nature; having the potential to affect the significance of the identified assets through the alteration of their setting. An assessment of the significance of the heritage assets is set out in Section 4 as an appropriate baseline for assessment.
- 5.2 In determining the submitted application for full planning permission, RBC has a statutory duty under s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving listed buildings, their setting or any features of special interest they may possess.
- 5.3 Case law has confirmed that Parliament's intention in enacting s66(1) was that decision-makers should give considerable importance and weight to the desirability of preserving the special interest and setting of listed buildings, where 'preserve' means 'to cause no harm.'
- 5.4 The relevant heritage legislation, policy and guidance context for consideration of the Proposed Development is set out in full in Appendix 3. This includes the statutory duty of s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF and local policy for the historic environment, as well as other national guidance and relevant material considerations.

Proposed Development

- 5.5 A full planning application has been submitted for the erection of 62 residential dwellings including public open space and associated works at land to the west of New Street, Littleborough.
- 5.6 The Proposed Development includes an area of formal public open space at the north west of the Site. The Proposed Development will be predominately 2 storeys in height with a small number of 2.5 storey houses at strategic locations to create variety within the roof scape. The proposed materials palette is a mixture of brick and reconstituted stone; in reference to the existing mix of building materials in the area surrounding the Site.
- 5.7 The following impact assessment should be read in conjunction with the submitted Design and Access Statement.

Impact Assessment

- 5.8 As previously identified, Stubley Old Hall and 18, 20 and 22 New Road and 4 Laws Terrace are situated approximately 185m and 75m from the Site respectively. The assets are presently experienced within a varied context including existing residential development located between the assets and the Site. A residential development on the Site is consistent with that existing mixed character.

- 5.9 In addition there are areas of existing trees at the junction of New Road and New Street and to the west of New Street and the Proposed Development includes an area of public open space at the north east of the Application Site which will further visually and physically separate the assets and the proposed built form.
- 5.10 Therefore due to the intervening distance, topography, landscape and vegetation, the Proposed Development will have little or no intervisibility with Stubley Old Hall and 18, 20 and 22 New Road and 4 Laws Terrace and there are no views which contribute to the significance of these assets which would be affected by the Proposed Development. Should there be any Proposed Development from the setting of the listed buildings, it will be greatly limited, distanced and be glimpsed views through existing residential development.
- 5.11 There are no known or legible historic functional or associative relationships between the Application Site and the listed buildings which contribute to significance and would be affected by the Proposed Development. It is therefore concluded that the significance of Stubley Old Hall and 18, 20 and 22 New Road and 4 Laws Terrace would be sustained.

Statutory Duty and NPPF

- 5.12 The relevant statutory duty is to have special regard to the desirability of preserving the special interest and setting of a listed building. Case law has confirmed that Parliament's intention in enacting section 66(1) was that decision-makers should give "*considerable importance and weight*" to the desirability of preserving the special interest and setting of listed buildings, where "*preserve*" means to "*to do no harm*". The presumption is therefore that development proposals should not give rise to harm to the special interest of a listed building. This duty must be borne in mind strongly when considering cases where harm may be considered to accrue, and then the balancing of such harm against public benefits as required by national planning policy.
- 5.13 The NPPF requires that great weight is given to the conservation of designated heritage assets. Paragraph 197 states that in determining planning 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.*"
- 5.14 Conservation is defined as paragraph 199 as:
- "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*
- 5.15 In the event that harm is perceived to arise from proposals, the NPPF provides a policy framework at paragraphs 201 and 202 within which such harm should be weighed against public benefits (202) or substantial public benefits (201) bearing in mind the 'considerable weight' to be attached to the statutory duty.
- 5.16 Having considered the significance of the Stubley Old Hall and 18-22 New Road and the contribution made by setting, including the Application Site and the nature and extent of the Proposed Development, it is concluded that the Proposed Development would

sustain the significance of the listed buildings. The requirement of s66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 can be satisfied if RBC grants planning permission.

- 5.17 In accordance with Paragraphs 197 and 199 of the National Planning Policy Framework (NPPF), the Proposed Development will sustain the significance of the heritage assets identified in this report and will make a positive contribution to local distinctiveness. In relation to Paragraph 200 of the NPPF, the Proposed Development will preserve those aspects of setting that make any positive contribution to listed buildings.

Local Policy Considerations

- 5.18 The Proposed Development is concluded to sustain the significance of Stubley Old Hall (grade II* listed) and 18, 20 and 22 New Road and 4 Laws Terrace (grade II listed). Therefore the Proposed Development accords with the Rochdale Unitary Development Plan (UDP) 'saved' policies G/BE/9 'Conservation of the Built Environment' and BE/15 'New Development Affecting the Setting of a Listed Building.'
- 5.19 The explanatory text for Policy BE/15 states that applications will be required to clearly demonstrate how listed building character and setting have been taken account of by the proposed development and provide evidence of suitable conservation measures where appropriate. This requirement has been met and is demonstrated in Sections 4 and 5 of this report.
- 5.20 The Proposed Development also accords with Policy P2 of the Rochdale Core Strategy which states that the borough's heritage will be protected by "*conserving, enhancing and promoting key heritage assets, both statutory and non-statutory including consideration of their wider settings.*"

6. Conclusion

- 6.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Russell Homes (UK) Ltd to support a full planning application for the erection of residential dwellings including public open space and associated works at land to the west of New Street, Littleborough.
- 6.2 There are no designated heritage assets within the Application Site. 18, 20 and 22 New Road and 4 Laws Terrace, a 19th century terrace of weavers' cottages (grade II) and Stubley Old Hall (grade II* listed) are situated approximately 185m and 75m respectively to the north east of the Site; separated by intervening development, a bank of trees and vegetation. In accordance with NPPF Paragraph 194 and UDP Saved Policy BE/15, this Heritage Statement assesses the significance of the above assets, including the contribution made by setting and the Site and the impact of the Proposed Development of that significance.
- 6.3 In determining the application for full planning permission RBC has a statutory duty under s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay to have special regard to the desirability of preserving the special interest and setting of listed buildings.¹³
- 6.4 Stubley Old Hall is a grade II* listed building parts of which date from the late 15th century. Its significance lies in its age and its particularly varied and interesting development during that long history which is exhibited in its historic fabric which shows different types of construction, technology and planning. The listed building is primarily experienced from within the private grounds of its gardens and yard. The high and dense boundary treatment around Stubley Old Hall combined with the enclosure of surrounding trees provides creates an introverted site.
- 6.5 18, 20 and 22 New Road and 4 Laws Terrace is a good example of early 19th century weavers' cottages and local vernacular architecture. It is experienced within the busy environment of the A58 and the varied quality, age and style of development along the road.
- 6.6 There is no visual or historic functional or associative relationship between the assets and the Application Site which contribute to their significance. Due to the intervening distance, topography, landscape and vegetation, the Proposed Development will have little or no intervisibility with Stubley Old Hall and 18, 20 and 22 New Road and 4 Laws Terrace and there are no views which contribute to the significance of these assets which would be affected by the Proposed Development. Should there be any visibility of the Proposed Development from the setting of the listed buildings, it will be greatly limited, distanced and be limited to glimpsed views through existing residential development.
- 6.7 Having considered the significance of the Stubley Old Hall and 18, 20 and 22 New Road and 4 Laws Terrace and the contribution made by setting, including the Application Site and the nature and extent of the Proposed Development, it is concluded that the

¹³ s16(2) and s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

Proposed Development would sustain the significance of the listed buildings. The requirement of s66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 can be therefore satisfied if RBC grants planning permission and the Proposed Development accords with 197, 199 and 200 of the NPPF, UDP 'saved' policies G/BE/9 and BE/15 and policy P2 of the Core Strategy.

Appendix 1: List Entry Descriptions

STUBLEY OLD HALL

Overview

Heritage Category: Listed Building.

Grade: II*.

List Entry Number: 1162360.

Date first listed: 02-Jan-1967.

Statutory Address: STUBLEY OLD HALL.

This copy shows the entry on 14-Feb-2019 at 09:57:44..

Location

Statutory Address: STUBLEY OLD HALL.

The building or site itself may lie within the boundary of more than one authority..

District: Rochdale (Metropolitan Authority).

National Grid Reference: SD92783 16057.

Details

SD 91 NW, 1/60

LITTLEBOROUGH, STUBLEY BROW, Stubble Old Hall

02/01/67

II*

House. Cruck-framed south cross wing perhaps of C15 with timber-framed open hall and north cross wing added c.1530. The front elevation was faced in hammer-dressed stone in c.1600 and the rear and sides faced in brick in the later C17, C18 and C19. The hall is open to the roof whereas the cross wings each have two storeys. Graduated stone slate roof. Quoins and projecting plinth. 6-light mullion and double-transom hall window with hoodmould. Door adjacent to right cross wing has chamfered surround and obtuse-angled lintel. Between the two are a 3- and 4-light window (one on each floor) which may be later insertions. 4-light mullion and transom window (C19) to right cross wing which is gabled and a 3-light window on first floor. The left cross wing is also gabled and has 3- and 6-light windows, one with a transom. Central ridge chimney stack. Two powerful chimney stacks with brattishing (c.1600) dominate the north elevation. The rear of the north wing is in brick on a stone lower storey and includes a window with brick hoodmould. The rear of the hall reveals a principal post within the brickwork. Interior: Only one of the three original cruck trusses survives In the south wing, it has a tie beam and wind bracing to the purlins. Arch-braced and king-post roof trusses

support the hall roof which has curved wind bracing. The north wing retains part of the wall framing, chamfered stone fireplaces one with an uncarved shield on its lintel, a braced cambered tie-beam roof truss and a ceiling with moulded timber members. The house has had a particularly varied and interesting development during its long history exhibiting different types of construction and technology as well as planning.

Victoria County History of Lancashire, Vol. 5, 1911. H. Fishwick, History of Rochdale, 1889.

Listing NGR: SD9278316057 .

Legacy

The contents of this record have been generated from a legacy data system..

Legacy System number: 213396.

Legacy System: LBS.

Sources

Books and journals

Farrer, W, Brownbill, J, The Victoria History of the County of Lancaster, (1911)

Fishwick, H, History of Rochdale, (1889)

4, LAWS TERRACE, 18, 20 AND 22, NEW ROAD

Overview

Heritage Category: Listed Building.

Grade: II.

List Entry Number: 1068520.

Date first listed: 23-Apr-1986.

Statutory Address: 18, 20 AND 22, NEW ROAD.

Statutory Address: 4, LAWS TERRACE.

This copy shows the entry on 14-Feb-2019 at 10:00:17..

Location

Statutory Address: 18, 20 AND 22, NEW ROAD.

Statutory Address: 4, LAWS TERRACE.

The building or site itself may lie within the boundary of more than one authority..

District: Rochdale (Metropolitan Authority).

National Grid Reference: SD 92640 16040.

Details

SD 91 NW LITTLEBOROUGH NEW ROAD (north side)

1/45 Nos. 18, 20 - and 22

- II Includes Laws Terrace No.4. 2 houses and 2 back-to-back houses. Early C19. Hammer-dressed watershot stone with graduated stone slate roof. Each house is 2 rooms wide and has 3 storeys. Quoins. Each has a central door with square-cut surround flanked by windows on either side with square-cut surrounds and C20 casements. 6 or 7-light flat-faced stone mullion windows on the first and second floor, some with blocked lights. Blocked taking-in door. 3 ridge chimney stacks. Rear has a similar elevation.

Listing NGR: SD9264016040.

Legacy

The contents of this record have been generated from a legacy data system..

Legacy System number: 213380.

Legacy System: LBS.

Appendix 2: Historic Map Regression



Figure 1: 1851 Ordnance Survey Map

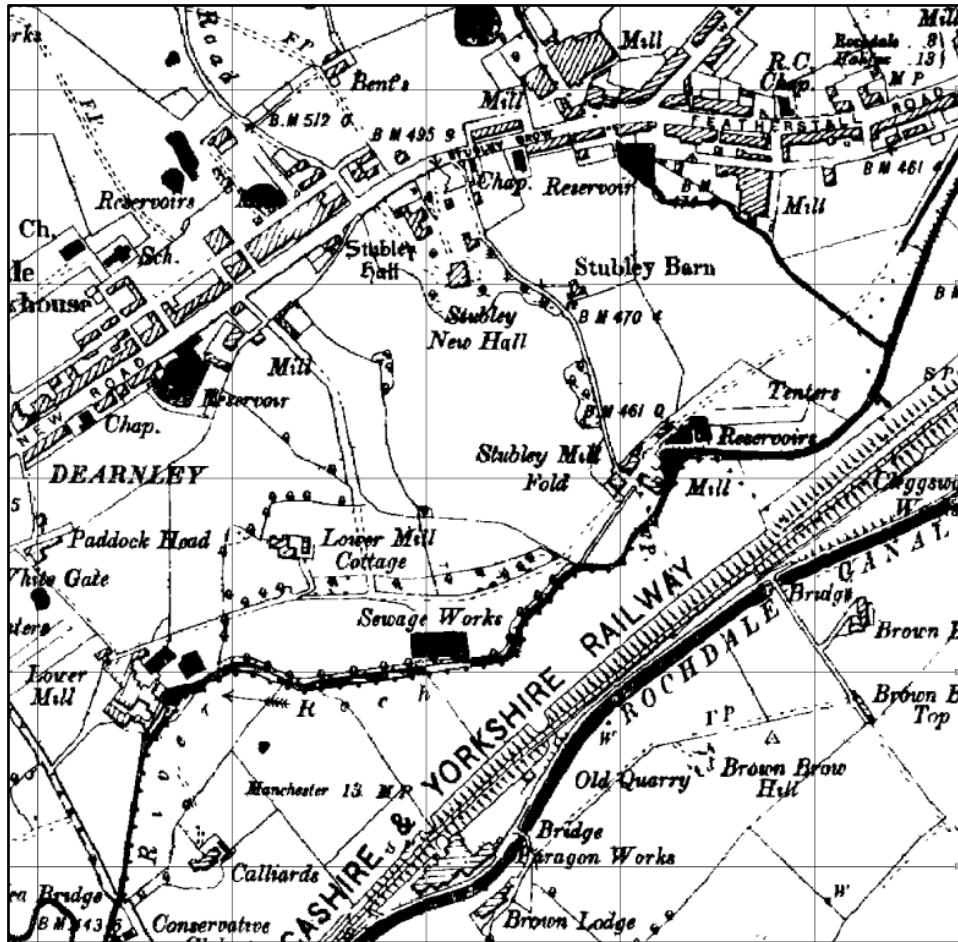


Figure 2: Ordnance Survey Map 1894

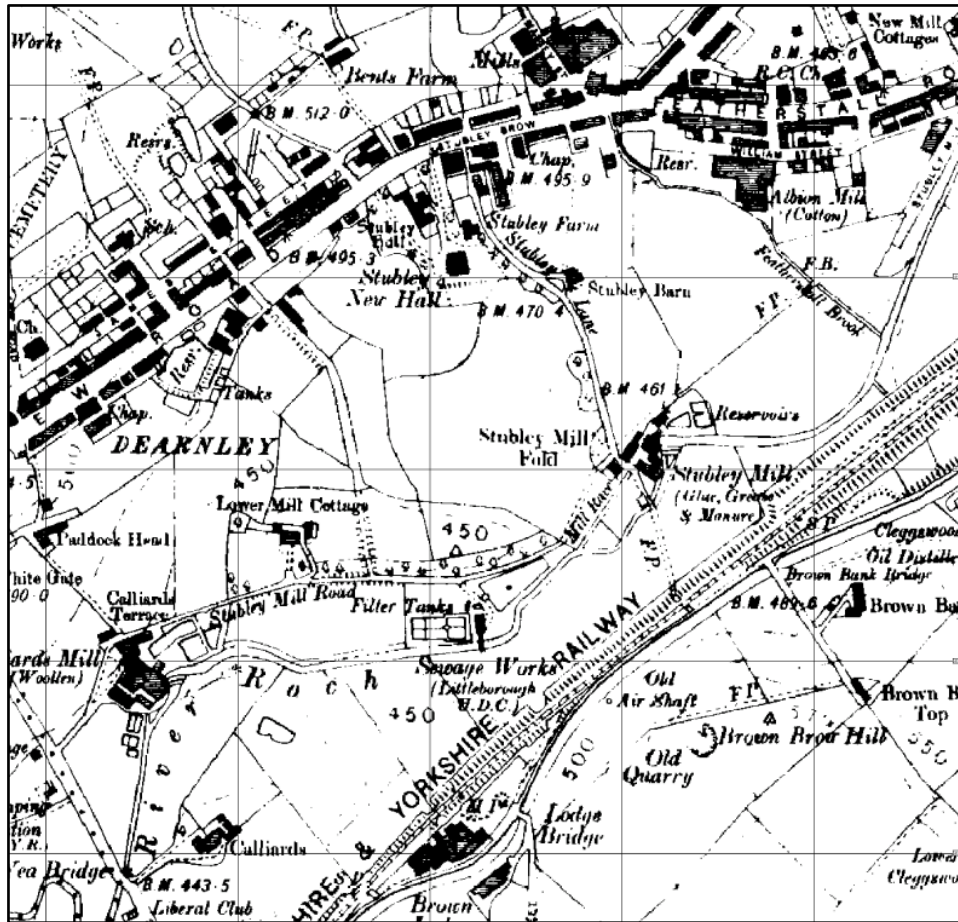


Figure 3: Ordnance Survey Map 1911

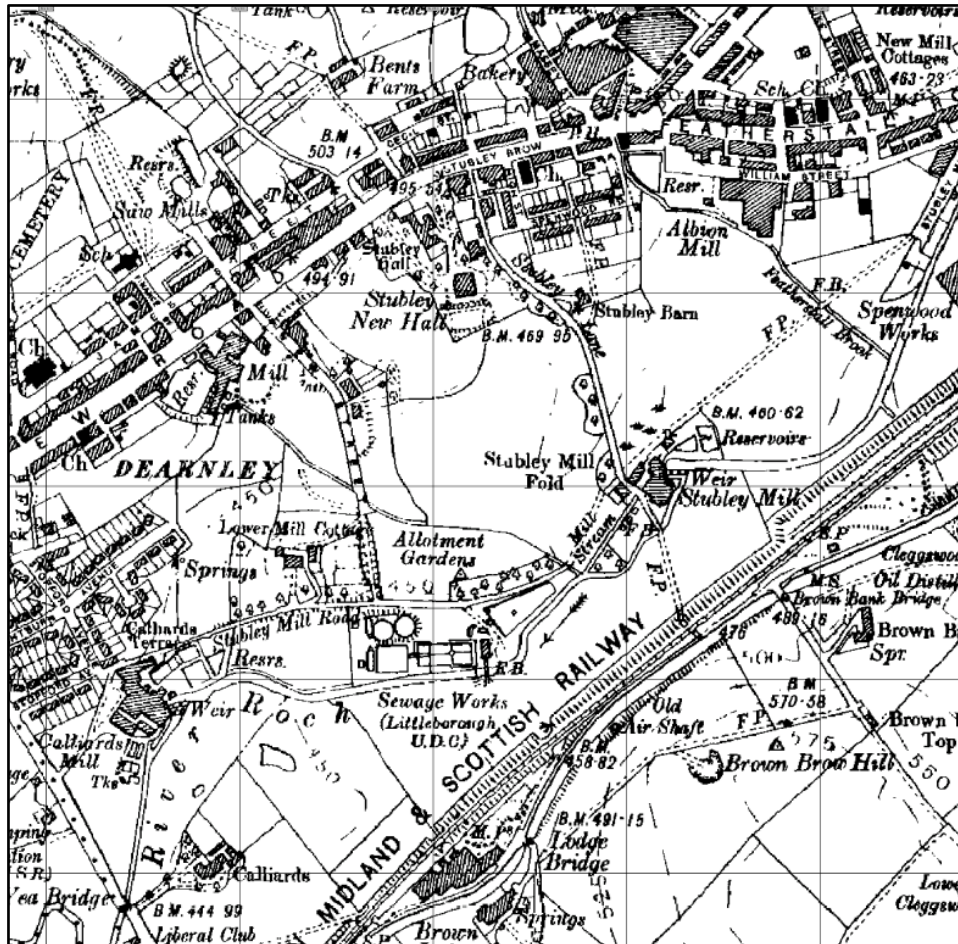


Figure 4: Ordnance Survey Map 1932

Appendix 3: Heritage Legislation, Planning Policy and Guidance Context

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

In determining applications for planning permission affecting the setting of statutory listed buildings, the following duty is placed on the decision maker:

‘s.66 (1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses..’

Recent case law has confirmed that Parliament’s intention in enacting section 66(1) was that decision-makers should give “*considerable importance and weight*” to the desirability of preserving the special interest and setting of listed buildings, where “*preserve*” means to “*to do no harm*”. The presumption is therefore that development proposals should not give rise to harm to the special interest of a listed building. This duty must be borne in mind strongly when considering cases where harm may be considered to accrue, and then the balancing of such harm against public benefits as required by national planning policy.

National Planning Policy

NPPF: National Planning Policy Framework, 2021

The National Planning Policy Framework (NPPF) is the full statement of Government planning policies. Chapter 16 outlines the Government’s guidance regarding the conservation and enhancement of the historic environment.

Paragraph 194 of the NPPF outlines the information required to support planning applications affecting heritage assets, stating that applicants should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 197 of the NPPF states that 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.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. Conservation is defined as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

Paragraph 200 confirms that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 201 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 206 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

National Guidance

Planning Practice Guidance (PPG) (2021)

Whilst not planning policy Planning Practice Guidance provides a clear indication of the Government's approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in the PPG and earlier documents the PPG will take precedence.

Department for Digital, Culture, Media and Sport Circular: Principles of Selection for Listed Buildings (2018)

The Principles of Selection for Listing Buildings was revised by DCMS in 2018. At paragraph 16 it sets out the statutory criteria for assessing the special interest of a building:

Architectural Interest: To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms. Engineering and technological interest can be an important consideration for some buildings. For more recent buildings in particular, the functioning of the building (to the extent that this reflects on its

original design and planned use, where known) will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them.

Historic Interest: To be able to justify special historic interest a building must illustrate important aspects of the nation's history and / or have closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history.

These criteria were used to assess the significance of the listed buildings in Section 4.

Historic England: Historic Environment Good Practice Advice in Planning Note 2, Managing Significance in Decision-Taking in the Historic Environment (2015)

This Good Practice Advice (GPA) note is not a statement of Government Policy, but supports the implementation of national government policy. It provides advice on assessing the significance of heritage assets and the impact of proposals on that significance.

Historic England: Historic Environment Good Practice Advice in Planning Note 3, The Setting of Heritage Assets (2017)

In 2017 Historic England revised its guidance relating to setting and views of heritage assets. The guidance advocates a staged approach to assessment involving identification of the affected assets and setting, an assessment of the degree to which setting and views contribute to the significance of the assets, an assessment of the effects of the proposed development, exploration of ways to maximise enhancement and avoid or minimise harm and the monitoring of outcomes.

The revised guidance clarifies that there is a distinction between views that contribute to heritage significance and views that might be valued for reasons of landscape character or visual amenity. It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

The guidance makes it clear at paragraph 9 that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself. The guidance sets out the need for a systematic and staged approach to assessing the impact of development proposals in the setting of a heritage asset. It confirms that such assessment should be based on an understanding of the significance of the heritage assets affected and then the contribution of setting to that significance. Guidance is provided on what potential attributes of setting may or may not make a contribution to the significance of a heritage asset, noting that in any one instance a limited selection of the attributes will be of particular relevance to an asset. These attributes can include:

- the asset's physical surroundings;
- experience of the asset;
- an asset's associative relationships with other heritage assets.

It is identified that views which contribute more to understanding the significance of a heritage asset include the following:

- Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset
- Those where town- or village-scape reveals views with unplanned or unintended beauty
- Those with historic or cultural associations
- Those where relationship between the asset and other heritage assets or natural features or phenomena are particularly relevant.

When assessing the effect of a proposed development on the significance of a heritage asset through effects on setting, matters of location and siting of development; the form and appearance of development; wider effects of the development; and, permanence are highlighted.

The guidance highlights a series of other considerations that are relevant to consideration of the proposed development including 'change over time', 'cumulative change', 'access and setting', 'designed settings', 'setting and urban design' and 'setting and economic viability.'

Local Policy and Guidance

The local plan is comprised of the Core Strategy and the 'saved' policies of the Rochdale Unitary Development Plan (UDP)

Rochdale Unitary Development Plan

The UDP was adopted in June 2006 for the period to 2016. Policy G/BE/9 relates to the Conservation of the Built Environment and states that *"priority will be given to the practical conservation and enhancement of those features of the built environment which are the most valuable..."* This includes listed buildings and their settings, which will be protected from adverse development.

Regarding new development affecting the setting of a listed building, Policy BE/15 states that *"Development will not be permitted, where through its siting, scale, design or materials, would harm the setting of a listed building."* The accompanying text expands on the policy by stating that applications will be required to clearly demonstrate how its character and setting have been taken account of by the proposed development and provide evidence of suitable conservation measures employed where appropriate. Where such evidence is not submitted or is incomplete or unconvincing, consent will not be granted. It notes that opportunities will arise to enhance listed buildings and their settings, for example through new development schemes.

Core Strategy

The Rochdale Core Strategy was adopted in October 2016 for the period to 2028. Policy P2 Protecting and enhancing character, landscape and heritage relates to heritage conservation and states that the borough's heritage will be protected by *"conserving, enhancing and promoting key heritage assets, both statutory and non-statutory including consideration of*

their wider settings.” Key heritage assets are listed and including “The heritage of the seventeenth and eighteenth century vernacular tradition.”

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