

Rochdale MBC
Number One Riverside
Floor 1, Smith Street
Rochdale
OL16 1XU

8th January 2025

For the attention of the Planning Dept.

Dear Sir / Madam,

Re: Heritage Statement
30 Union Road – Smithybridge, Rochdale
Application No 24/01256/FUL

Dearnley Old Hall is a Grade II* listed building located in the town of Littleborough, which is part of the Metropolitan Borough of Rochdale in Greater Manchester. It shares a site off Halifax Road with several outbuildings.

Historical observations suggest Dearnley Old Hall originated as a late-medieval timber-framed hall-house, possibly dating as early as the first half of the 16th century. Evidence for this derives from the existing kingpost trusses and an internal timber-framed screen. The building is comprised of a linear main range that was probably constructed around mid-17th century, and a smaller late 19th century rear wing. Being a listed Grade II* building, Dearnley Old Hall is considered of exceptional architectural and historic interest.

The proposal consists of the demolition of an existing shed and construction of a freestanding modular building in the same location for use as a dog grooming salon.

The modular building is a small structure providing only 14m² of covered floor area which is a minor increase from the original shed outbuilding.

There is a considerable distance between the proposed building and the existing Grade 2 listed building, separated by lawned gardens and boundary fence, and therefore minimizing any potential visual impact.