HERITAGE & CONSERVATION CONSULTATION RESPONSE

Heritage, Conservation & Design Team Officer	Catherine Fenghour
Date	11 July 2025
Application Reference	24/00057/FUL
Address	119 to 119a Yorkshire Street, Rochdale, OL16 1DS
Proposal	Alterations to fenestration of shop frontage, new ground floor access to the rear elevation to facilitate conversion of first and second floors to two self-contained flats and the application of render to the front and rear elevations

Heritage Assets Impacted

Designated Heritage Assets	☒	- Town Head Conservation Area
Non-Designated Heritage Assets	☐	

Summary

Amendments are required

Assessment

The application site is a three-storey building located on Yorkshire Street within the Town Head Conservation Area. The Conservation Area is focussed on a linear area of consistent late Georgian townscape. The application building as well as those surround it, likely date from this period and their footprint is present on the first edition OS town plan from the mid-19th century.

The building has nevertheless undergone some unsympathetic alterations, as have others within the streetscene. in the case of the application site, these include the two-storey flat roof extension to the front, the use of render, inappropriate shopfronts, rollershutters, and signage. Nevertheless, the historic Georgian townscape and buildings are still legible in their proportions and layout.

Within Conservation Areas, section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The provisions of NPPF chapter 16 and Rochdale CS policy P2 also apply.

Principle of development – there are no objections to new apartments being created on the upper floors of the building. This use would help to create additional activity in this part of the town centre

Replacement windows – while there is no objection to the replacement of the existing windows, the use of UPVC is not appropriate within the Conservation Area. The windows should be fabricated of either timber or aluminium with details required by condition.

Replacement shopfront – there is no objection to the replacement of the shopfront. However, the use of UPVC is not acceptable. It appears that elements of the traditional shopfront remain (fascia), below multiple later alterations. it would be preferable to reinstate a traditional shopfront, ideally in timber – (part of the timber fascia seems to survive?) using mullions and transom lights to break up the areas of glazing. See South Parade for examples.

Render – It is noted that the building was previously rendered, although much of this has now been removed, exposing the brickwork beneath. It would be preferable to once again expose the

brickwork and stone detailing above the windows. However, it is acknowledged that this brickwork is likely to be in poor condition and that the building has previously been rendered. On this basis, there is no objection to re-rendering the building as proposed.

Other matters – the plans do not show rollershutters, and on this basis, it is assumed that they are not proposed as part of the new development. If rollershutters are proposed these need to be shown on the plans and within the description of development. Generally speaking, external rollershutters are not supported, as they prevent active shopping frontages, particularly where they are of the closed variety.

A separate application for advertisement consent would need to be made for any signage.

Re-consultation

Once amended plans are received