

HISTORIC ENVIRONMENT CONSERVATION CONSULTATION RESPONSE

Conservation & Design Team Officer	Michael Atkinson-Smith
Date	21.03.25
Application Reference	25/00078/FUL
Address	11 South Parade, Rochdale OL16 1LR
Proposal	Retrospective application for the change of use of first and second floors into two self-contained flats above existing takeaway together with the provision of bin and cycle storage to rear

Designated Heritage Assets Affected	Y	Rochdale Town Centre Conservation Area
Non-Designated Heritage Assets Affected	N	

Consultation Summary

No in principle objection from a historic environment conservation perspective, subject to the potential for noise disturbance being addressed.

Assessment

I would offer no in principle objection from a historic environment conservation perspective to the use of the upper floors for residential purposes. There would be no notable physical alterations to the external fabric of the building and there would be positive regeneration and sustainability benefits through enabling increased residential density within the town centre.

However, neighbouring uses are noise generating into the early hours. Therefore, any residential use would need to be considered in the context of the well-established agent of change principle, with it being incumbent on the applicant to provide any required noise mitigation within their own property to guard against future noise complaints.

Ensuring the vitality and vibrancy of Rochdale Town Centre is a crucial component of the heritage-led regeneration jigsaw in an area that has seen significant investment over recent years. Whilst there is a strong desire to provide additional residential accommodation in this area, this should not come at the future expense of existing successful businesses.