

HISTORIC ENVIRONMENT CONSERVATION CONSULTATION RESPONSE

Conservation & Design Team Officer	Michael Atkinson-Smith
Date	27.03.25
Application Reference	25/00083/HOUS
Address	13 Broadhalgh Avenue, Rochdale, OL11 5LW
Proposal	Two-storey side, single storey front and rear extensions including terrace at rear, insertion of first floor window to side elevation, bi-folding door on ground floor, new boundary wall with sliding gate to front and side elevations, including associated landscaping works following demolition of a single storey detached garage

Response

The application building is a locally listed non-designated heritage asset which is located within the western section of the Moorgate Avenue Conservation Area. It is also adjacent to the Grade II Listed No. 15 Broadhalgh Avenue.

The application is supported by a sufficiently detailed Heritage Assessment, with there being no good reason to disagree with its findings.

On this basis, I would offer no objection to the application as proposed, subject to full materials details being secured by condition.