

PROPOSED WORKS AT NEW STREET

SHAWCLOUGH, ROCHDALE

HERITAGE STATEMENT

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1. *The application building*

The application property is currently part of an industrial building located on New Street, Shawclough, in the Metropolitan Borough of Rochdale, Greater Manchester.

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2. *Designation*

The property is non-designated.

3. *The proposal*

An application has been submitted to Rochdale Metropolitan Borough Council for change of use of the building (use class B2) to a five-bedroom residential dwelling (use class C3) along with installation of new windows and doors and application of render to the front and rear elevations.

4. *Heritage impact*

The heritage consideration arising from the proposal is its potential impact upon the significance (i.e. heritage interest and value) of the non-designated building.

5. *Significance of the application property*

The building appears to have been a former weaver's cottage, one of a row of similar properties, that was converted to industrial use probably in the mid-20th century. In its altered form, its significance in relative terms is low.

6. *Policy context*

Chapter 16 (*Conserving and Enhancing the Historic Environment*) of the National Planning Policy Framework (revised December 2023) provides the guidance on how applications affecting the historic environment are to be dealt with. Paragraph 203 states that in determining 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*
- *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*

The relevant local planning policy relating to the present application is Policy P2 (Protecting and Enhancing Character, Landscape and Heritage) of the Rochdale Core Strategy, which was formally adopted on October 19, 2016. Part 2a states that key heritage assets, both statutory and non-statutory, will be conserved, enhanced and promoted, including consideration of their wider settings.

7. Impact of the proposal

The proposals will restore the building to change of use and alterations will recreate the likely original appearance of the building and harmonise with the appearance of the existing cottages that stand to its left.

8. Conclusion

The proposal will have a positive effect upon the non-designated building and is thus in complete accordance with national guidance and the local development plan, and merits approval without delay.