

HERITAGE STATEMENT

OWD BETTS INN, EDENFIELD ROAD NORDEN

Site Address

Owd Betts Inn, Edenfield Road, Norden, Rochdale, OL12 7TY

OS Grid Reference: SD8297416045

Status

GRADE: II

DATE LISTED: **12 Feb 1985**

ENGLISH HERITAGE BUILDING ID: **358843**

The Significance of the Listing

The property has a datestone of "1796" and was originally a farmhouse, now public house. The property was listed on 12th February 1985. The design and materials underlying the listing are quoted as:

- Hammer dressed watershot stone with slate roof
- 3 unit plan with outshut to rear right hand side and 20th century extension to rear, lean to gable and porch to front
- Three bay 2 storey front elevation with 20th century porch and datestone between bays 2 and 3 with square cut monolithic jambs and lintel
- Each bay has a three-light stepped square-cut flush mullioned window to each floor with various sash and casement frames Four panel sashes throughout with ashlar and wedge lintels
- The 3 chimney stacks occur on each gable and to the right of the second bay, each is cross-axial

Street View



View in the context of the Highway Streetscene



Previous Alterations

There is no documented planning history associated with the property since 1999, below are the records from then and previously;

- 1999 – Installation of sewage treatment plant – approved with conditions
- 1994 – Alteration to Signwork – approved with conditions
- 1994 – 4 x Illuminated Signs – approved with conditions
- 1994 – Single Story Side Extension – approved with conditions
- 1989 – Alterations to side and rear, rear extension – approved with conditions
- 1985 – Externally Illuminated Pole Mounted Forecourt Sign - Granted

The Proposed Works

The application subject to planning permission is not within the curtilage of this Listed Building, indeed it is on the opposite side of the busy “A” road, and not in direct view from Owd Betts. Reference can be made to the Photo Montage supplied.

The proposed development is a 10m monopole on the opposite highway verge. The ground based equipment will comprise of an equipment cabinet, meter cabinet and crash barrier. The pole will house 2 small dish antennas.

The site location is an established highway verge that already houses street furniture, hosting a weather station, bollards and a road sign, with a telegraph pole on the verge opposite.

Justification of the Proposed Works

The development does not involve any works or alterations to the Listed Building, it is a completely unrelated proposal on separate land on the other side of a busy highway. The Technical justification for the works is included in the application as per the “Technical Justification”.

The Extent of the Asset

The Listed Property is exclusively housed on the east side of the busy A627. It comprises of the Public House with associated car parking, signage, and security lighting. Beyond the car park is maintained grassland on either side.

Impact

Under the Regulation 5A (3) of the Town and Country Planning (Listed Building & Conservation Areas Regulations 1990) the development does not require notification to Historic England because the proposal is not within the curtilage of a Listed Building.

The proposal does not involve any alteration or works associated with the listed building.

The proposal is entirely separate to the Listed Building and critically severed completely from it by the busy A627 road. In this context it will not be viewed as a contiguous element or physically related in any way. Similarly, the views from Owd Betts will be unchanged and the proposal will not be visible at all from the front windows – the spectacular views over the reservoir will accordingly be unchanged given the appointment of the building which is angled away from the proposed location.

It is also the case that there are already a multitude of vertical structures in this location. These include the existing weather station pole in the highway (which is closer to Owd Betts than the subject proposal), the telegraph pole to the North of Owd Betts, road signs, bollards, security lighting poles in the car park, the pub sign, and the existing power lines and associated wood poles crossing the land south of Owd Betts. Additionally, there are at longer distance wind turbines visible on the skyline to the front and rear vistas from Owd Betts.

Conclusion

It is acknowledged that Owd Betts has Grade II Listed status and any development thereto should be sensitively designed so as to cause no visual or physical harm thereto. In this respect, the proposed development subject to this application is completely unrelated and has no impact on the physical or visual building fabric or curtilage.

Any impact is accordingly restricted to the wider street scene. In this respect the proposal is severed by the busy A road, is amongst other pieces of similar street furniture, and does not interrupt the important views from Owd Betts over the reservoir (or the views the other way to Owd Betts). Given this separation, location away from more sensitive vistas, and the preponderance of existing vertical structures in the area it is considered that the proposal will have no detrimental impact on the Listed Building Owd Betts.