

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

11 November 2025

Application reference

25/00983/FUL

Address

69a Church Street, Littleborough, OL15 8AB

Proposal

Change of use and conversion of existing office building (use class E) into 7 bedroom house of multiple occupation (HMO) (sui generis) and associated works including removal of security shutters and grilles and installation of cycle racks

Affected Heritage Assets

Designated heritage assets

- Littleborough Town Centre Conservation Area

Non-designated heritage assets

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Summary

No objections

Assessment

The application site is a detached building located to the rear of Church Street within the Littleborough Town Centre Conservation Area. It is a red brick building, which appears to be late 20th century in appearance, however it may have replaced / incorporated an earlier 19th century building.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

NPPF chapter 16, PfE policy JP-P2 and Rochdale CS policy P2 also apply. Conservation Areas are key heritage assets for the purposes of CS policy P2. This policy seeks to conserve, enhance and promote these assets.

There are no heritage objections to the principle of the proposed use. The removal of the rollershutters and grilles would have a minor positive impact on this late 20th century building. Details of the proposed cycle rack and bin store should be required by condition. Subject to this, it is considered that a neutral impact on the significance of the conservation area would be achieved.

Re-consultation

Only if significant external changes proposed