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Cc: [Development Management](#)
Subject: Applications 25/00841/DOC and 25/00795/DOC- Discharge Condition 13 (Historic Building Recording - Consultation Response)
Date: 10 September 2025 16:27:17
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Good afternoon Rachel

RE: Applications 25/00841/DOC and 25/00795/DOC - Discharge of Condition 13 (historic building recording) Attached to Applications 24/00547/FUL and 24/00548/LBC - Hopwood Hall College, Middleton Campus, Rochdale Road, Middleton

Thank you for consulting GMAAS on the above applications to discharge Condition 13 attached to planning consent 24/00547/FUL and Listed Building Consent 25/00795/DOC.

The applications are supported by a report prepared by Seven Architecture that sets out the results obtained from a historic building investigation of the former chapel at Hopwood Hall College. The investigation was carried out for the most part in accordance with an agreed Written Scheme of Investigation (WSI) that was prepared by Seven Architecture in January 2025. The WSI set out an appropriate approach to the survey fieldwork that was commensurate with a Level 3-type historic building survey, together with details of post-investigation reporting.

The resultant report provides a reasonably comprehensive description of the former chapel, although there are several key omissions in the report that need to be addressed before GMAAS will be in a position to recommend that Condition 13 is discharged in full. The main omission is the absence of any measured survey drawings, including phase plans, as set out in the agreed WSI. There are two Appendixes at the rear of the report – ‘Historic Drawings’ (Appendix 1) and ‘Drawn Record 2024’ (Appendix 2) - but neither have any content. Whilst several ‘as existing’ drawings were included in the WSI, annotated copies of these need to be included in the report before it can be accessioned to the Historic Environment Record as a final account.

In addition, there is no Discussion of the results, and there are no details of the archive content and deposition arrangements. Finally, the covering letter submitted with the applications commits to adding final photos to the report in early September 2025 once the scaffolding and stored items had been removed, although the report is dated July 2025 and was therefore presumably compiled without the final photos?

In summary, GMAAS is satisfied that a sufficient record of the former chapel has been compiled to allow the proposed works to progress but will not be able to recommend that Condition 13 is discharged in full until the omissions outlined above have been addressed and a revised report submitted.

With kindest regards

Ian



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