

Conservation & Design Team

Economy and Place

Historic Environment Conservation Consultation Response

Application ref: 25/00534/FUL

Proposal: Change of use of upper floors to create a one self-contained flat together with first floor rear extension and alterations to fenestration including addition of rear windows.

Site Address: 10 Middleton Gardens, Middleton M24 4DF

Date of Response: 19.09.25

Consulation Report

The application site lies within the Middleton Town Centre Conservation Area, with the location in question being evidenced on the 1893 OS map and therefore part of the Georgian Industrial Revolution. Weaver's cottages were developed in the area along Wood Street, with one of the first cotton mills to be built in Middleton (by John Jackson in c1800) being erected at the bottom of Wood Street, perhaps explaining the nomenclature of Factory Street which runs to the rear of the site.

Middleton Gardens was included in the extended Middleton Town Conservation Area boundary in 2009, encompassing part of the retail centre of Middleton including a key public space and a set of unique commercial buildings by the architect Edgar Wood. This area has become the commercial heart of Middleton having once been the original location of the medieval mill pond and mill.

The Middleton Town Centre Conservation Area Appraisal sets out in detail the contribution of a number of key unlisted buildings in defining the character of Market Place and its surrounds. Notable throughout the appraisal is a focus on the architectural quality of the buildings that make up the commercial core of Middleton Town Centre, emphasising why design detailing and architectural quality are essential components of any building or conversion project within the area.

Whilst there are no in-principle reasons to restrict changes of use of upper floors in commercial areas to residential accommodation, with it indeed being actively encouraged to contribute to town centre vitality, a number of issues have been identified within the application submission that must be addressed before any grant of planning permission can be considered, both from heritage and technical points of view:

- Existing building elevations not drawn correctly (shopfront)
- Proposed GF plan incorrectly labelled as 'beauticians' as opposed to 'flower shop'
- Proposed front elevations not drawn correctly (shopfront)
- Windows to front stated to be replaced in timber. This is a requirement and the details should be secured through condition

- Roof replacement – details of natural slate to be secured through condition including full product description and provenance
- Correction required to the description of development
- Please confirm details for treatment of existing window cills – preference for return to natural stone finish as paint has largely peeled off
- Section drawing and side elevations required re. first floor extension to provide staircase access
- Proposed rear view indicates the provision of new rear access doors/gate which isn't included in the description of development
- Proposed rooflights missing from the description of development
- A scheme to improve and enhance the rear external area to provide satisfactory residential access must be secured via condition
- A scheme to provide lighting to the residential entrance should be secured by condition to ensure safety
- The plans indicate a kitchenette of clearly insufficient size to serve a 3-bedroom dwelling
- The plans indicate that only a toilet and sink would be provided to serve the 3-bedroom dwelling, but no bathing or shower facilities

Officer Recommendation:

Significant amendments to the plans and submission of further details are required.

Officer Summary:

No objection to the principle of conversion of the upper floors and extension, subject to the design requirements and confirmation of technical details as outlined being secured.

Re-consultation:

Only if deemed necessary by the Case Officer.