



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN

Tel: 01706 354888

Mob: 07817 623183

Email: admin@jamescampbellassociates.co.uk

Web: www.jamescampbellassociates.co.uk

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Our ref: 25.3681

Your ref:

Project: Part Retrospective Application for the Erection of a Replacement Building to be used as Holiday Let.

Location: 53 Red Lumb Street Edenfield Rochdale

PLANNING STATEMENT

1. Introduction

This Planning Statement is submitted in support of a part-retrospective full planning application for the erection of a new building to be used as a holiday let at land off Red Lumb Street, Rochdale. The proposal seeks to regularise works that have already commenced on site and to secure planning permission for the continued development and completion of the holiday accommodation.

The site lies within the designated Green Belt and previously benefited from planning permission (Ref: 22/00004/FUL) granted in 2022 for the conversion of an existing workshop building to form a holiday let. That approval has since lapsed due to the non-discharge of pre-commencement conditions and the unforeseen collapse of the existing building during conversion works. The current application therefore seeks to formalise the erection of a replacement building for holiday accommodation on the same footprint and in keeping with the intent of the previously approved scheme.

2. Site Description and Planning History

The site is located off Red Lumb Street, within a small cluster of existing rural properties and outbuildings, surrounded by open countryside designated as Green Belt. The site previously contained a modest single-storey workshop/outbuilding of traditional construction, used historically for domestic and small-scale ancillary purposes.

In 2022, planning permission (Ref: 22/00004/FUL) was granted for the conversion of the existing workshop to a holiday let. That approval was subject to a series of pre-commencement conditions relating to materials, drainage, and landscaping considerations. Unfortunately, these conditions were not formally discharged before works commenced on site.

During early stages of the conversion, it became apparent that the original structure was in a much poorer state than previously understood. The removal of internal elements led to the collapse of the building, rendering its conversion no longer feasible. On safety and structural grounds, the applicant proceeded with the erection of a new building, on a footprint that mirrors that of the original building. Works have progressed to wall plate level and the external appearance of the proposed building is to exactly reflect that of the 2022 approval. Development has since ceased pending planning regularisation.

3. The Proposal

The current proposal seeks retrospective planning permission for the erection of a new single-storey building for use as a holiday let, replicating the scale, siting, and design intent of the previously approved conversion scheme. The building will:

- Occupy the same footprint as the former workshop;
- Match the scale, height, and massing to the previous structure;
- Utilise sympathetic materials (natural stone walls and slate roof) consistent with rural vernacular architecture;
- Provide one unit of high-quality short-stay tourist accommodation, contributing to local rural tourism and the local economy.

The proposal does not result in any material increase in the built footprint beyond that which existed previously, nor does it introduce additional buildings or development into the open countryside.



Existing Front Elevation Photograph
October 2025



Existing Rear Elevation Photograph
October 2025

4. Planning Policy Context

The site lies within the Green Belt, where new development is generally considered inappropriate unless it falls within one of the exceptions set out in Paragraph 155 of the National Planning Policy Framework (NPPF, 2023) and Policy G/D/2 of the Rochdale Core Strategy.

Relevant national and local planning policies include:

NPPF (2023): Paragraphs 152–163 (Protecting Green Belt Land); Paragraph 84 (Supporting a prosperous rural economy).

Rochdale Core Strategy (2016):

Policy G/D/2 – Green Belt

Policy DM1 – General Development Requirements

Policy E5 – Encouraging the Visitor Economy

Policy P3 – Improving Design of New Development

5. Planning Justification

a) Green Belt Considerations

The erection of a new building in the Green Belt is, by definition, inappropriate development unless it meets one of the identified exceptions. In this case, very special circumstances exist that justify the proposal:

Fall-back Position and Previous Approval:

The site already benefitted from planning permission for a holiday let conversion (Ref: 22/00004/FUL). The principle of using the site for holiday accommodation has therefore previously and very recently been accepted by the Local Planning Authority.

Structural Collapse Beyond the Applicant's Control:

The collapse of the original workshop occurred due to unforeseen structural instability during approved works. The necessity to replace the building, rather than convert it, was a direct consequence of safety concerns and not an attempt to circumvent planning control.

No Greater Impact on Openness:

The replacement building closely follows the footprint, height, and scale of the former workshop. The development does not extend the developed area of the site and will have no greater impact on Green Belt openness than the original structure.

Enhancement of Rural Character and Use:

The replacement building will be constructed to a higher environmental and visual standard, improving the visual quality of the site and supporting rural tourism consistent with NPPF paragraph 84, which encourages sustainable rural economic development and diversification.

b) Design and Visual Impact

The proposed building will reflect traditional rural design, using natural stone, timber, and slate to ensure compatibility with the surrounding landscape. Its small scale, siting, and sympathetic design ensure that the proposal preserves the character and visual amenity of the Green Belt and local area.

6. Conclusion

This application seeks to regularise development already commenced on site and to obtain planning consent for the erection of a new holiday let building following the collapse of the previously approved structure.

While technically a new build within the Green Belt, the proposal is directly linked to an extant approval and arises from exceptional and unavoidable circumstances. The new building does not harm Green Belt openness, respects the site's established footprint, and supports rural tourism objectives.

It is therefore considered that very special circumstances exist that justify the proposal under both national and local policy. The development accords with the overarching aims of the NPPF and Rochdale Core Strategy Policies G/D/2, DM1, E5, and P3, and planning permission should accordingly be granted.