

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

19 December 2025

Application reference

25/01127/FUL

Address

Land at the junction of King Street and Long Street, Middleton, M24 6DN

Proposal

Erection of 1no two and a half storey block of flats together with bicycle storage, bin storage area and associated boundary and landscaping works

Affected Heritage Assets

Designated heritage assets

- Middleton Town Centre Conservation Area

Non-designated heritage assets

- 76 Long Street
- 2 to 6 Rochdale Road

Summary

Subject to details, it is considered that the proposal would have a neutral impact on the significance of the Conservation Area

Assessment

The site is a vacant plot on the corner of King Street and Long Street and within the Middleton Town Centre Conservation Area. Historic maps indicate that the site was historically built up. Planning permission appears to have been granted in 1985 for the demolition of the building on the site. There are several non-designated heritage assets within the vicinity of the site, including the neighbouring building 76 Long Street and the former Hare and Hounds public house to the north.

As the site lies within the Conservation Area, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 applies. NPPF chapter 16, PfE policy JP-P2 and Rochdale CS policy P2 also apply.

There is no objection in heritage terms to the principle of a development on this site. The proposal has been revised during the lifetime of the application, following responses from the Urban Design Officer. The revised scheme takes its cues from the historic pattern of development and materials. It is considered that subject to appropriate details (to be secured by condition), the proposal would have a neutral impact on the significance of the Conservation Area and surrounding non-designated heritage assets.

- Sample brick panel, sample of pigmented concrete
- Sample of natural slate
- Large scale details of windows and doors, including sections and product specifications.
Windows should be either timber or aluminium. Doors should be timber
- Metal rainwater goods
- Large scale details of eaves, ridges, verges, fascias.
- Details of bin and bike stores

Conclusions

Subject to details, it is considered that the proposal would have a neutral impact on the significance of the Conservation Area

Re-consultation

Yes