

# HERITAGE & CONSERVATION CONSULTATION RESPONSE

## Application Details

### Heritage, Conservation & Design team officer

Catherine Fenghour

### Date

12 January 2026

### Application reference

25/01008/FUL and 25/01009/LBC

### Address

Rough Bank Barn, Rough Bank, Milnrow, OL16 3QH

### Proposal

Change of use from dwelling house (use class C3) to a residential children's home (use class C2), providing care and accommodation for up to four children and three carers

## Affected Heritage Assets

### Designated heritage assets

- Rough Bank Farmhouse (grade II)
- Bank at Rough Bank (grade II)

### Non-designated heritage assets

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## Summary

Further details are required of the proposed subdivisions and proposals to replace existing internal doors.

## Assessment

### Site description and significance

The application property is a former barn, which was converted into a single dwelling in the 1990s. The barn dates from the 18<sup>th</sup> century but may have incorporated elements of an early timber structure. The barn is constructed in hammer dressed stone with a stone slate roof. Glazing and

rooflights have been inserted as part of the conversion. Internally, the original volume of the barn is still legible within the living room.

To the south of the barn lies the former farmhouse, which is also listed at grade II and Higher Rough Bank Farm. The buildings form a small agrarian grouping, in an isolated location. They are still read in this rural setting and this contributes to their significance.

The barn and farmhouse are good examples of vernacular architecture pre-dating the industrial revolution and are of special architectural and historic interest.

## **Relevant legislation and planning policy**

When assessing proposals affecting listed buildings, section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require local planning authorities to have special regard to the desirability of preserving the buildings or its setting or any features of special architectural or historic interest which it possesses.

NPPF Chapter 16 deals with conserving and enhancing the historic environment. At a local level, Places for Everyone Policy JP-P2 and Rochdale CS policy P2 deal with heritage.

## **Assessment of proposals**

The proposal seeks to change the use of the existing barn into a children's care home (use class C2). The barn is already in residential use, which has to an extent diminished its original agricultural character. The proposed use as a children's home would not materially alter the existing residential layout or appearance. In principle, there are no heritage objections to the proposed use.

The proposal also includes the subdivision of two of the bedroom to create additional bedrooms. A new wall is also required to separate the kitchen from the living area. No external changes are proposed as part of the works. Sections and further details of the proposed subdivisions are required. The existing bedrooms were formed through subdivision and as such, their further subdivision would not harm the legibility of the building. Provided that the means of separation is satisfactorily shown on the sections, the means of fixing can be conditioned.

The kitchen is within a lean-to to the barn and there is a historic beam at the threshold with this room. It is important that any new partition does not fix into this beam and that this beam should not be obscured. On site the option of a glazed screen behind the beam was discussed. This would help to maintain the open character of this part of the former barn. Ideally the glazed partition would be frameless and it should be fixed above the beam to minimise its impact and any interference with the historic fabric. A section and large-scale detail of the fixing should be required prior to determination to ensure that this can be achieved without harming historic fabric. Final details and product specifications should be required by condition if the initial details are acceptable.

The supporting statement advises that non-original internal doors will be replaced with fire doors. The plans should be updated to show which doors are to be replaced. Replacement doors should be timber to match the existing. Final product specifications and details of ironmongery should be required by condition.

On site, we discussed potentially replacing some of the rooflights. If this is proposed it should be shown on the plans. Rooflights should be conservation style and set flush with the roof.

## **Conclusions**

Further information required

## **Re-consultation**

Yes, on receipt of further information