

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

19 January 2026

Application reference

OTH/2025/1314

Address

Lockhouse, Canal Street, Littleborough, OL15 0HA

Proposal

Submission of details to comply with conditions 3 (Foundation details). 4 (Material samples), 5 (Windows and doors) 6 (Rainwater goods) and 8 (Schedule of repairs) of planning permission 25/00718/HOUS

Affected Heritage Assets

Designated heritage assets

- Ealees Road Canal Bridge (grade II)

Non-designated heritage assets

- The Lockhouse

Summary

More information is needed re the stonework

Assessment

Condition 3 - Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the extension would not result in adverse loading onto the canal embankment. Details shall include:

- Cross sections illustrating the location of the proposed piles from both the lock wall and rear embankment retaining wall with marked distances. The cross sections should show if the walls are of a continuous width or wider at the base, and include details of how any piles will be designed to not strike the walls should they be wider at the base.

- A land stability report by a qualified professional providing details of the stability of embankment retaining wall to demonstrate that the piling design will not adversely affect the stability of this structure. This should also detail any risks of vibration from piling works onto the retaining wall.
- A method statement and risk assessment for the construction of the wall, including the siting of the piling rig, details of vibration monitoring and details of any necessary towpath & navigation closure required for the works.

The works shall be constructed in accordance with the approved details thereafter.

No heritage comments

Condition 4 - Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, such details shall include the type, colour and texture of the materials and, where stonework is proposed, a one metre square freestanding panel of stonework showing the type of natural stone, coursing, jointing and mortar mix and finish. Where masonry detailing is required, details drawn at a scale of not less than 1:20 shall also be submitted. The development shall be carried out in accordance with the approved details.

Comment:

Please can the applicant provide details of the stone, coursing and joints – a photo or small elevational detail is likely to be sufficient in this instance, if it is not possible to provide a 1m² panel of the stonework.

Roofing material is fine.

Condition 5 - Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials of the proposed doors and windows have been submitted to and approved in writing by the Local Planning Authority. Such details shall include detailed elevation and cross-section drawings, and the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials of the proposed doors and windows have been submitted to and approved in writing by the Local Planning Authority. Such details shall include detailed elevation and cross-section drawings, and the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details.

Comment: these details are fine to discharge

Condition 6 - Notwithstanding any details hereby approved, no above ground works shall take place until full details of the repair or replacement of all rainwater goods including materials, method of support, design and surface finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme and retained as such thereafter

Comment: these details are fine to discharge

Condition 8 - No works shall take place until such time as a full schedule of repairs and finishes not covered within other conditions of this consent has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including scaled drawings at a scale of not less than 1:50 where necessary:

- Photographic survey of areas to be repaired;
- A description of the repair works or any making good required including details of finishes; and
- A methodology for carrying out the repairs

The repair works shall be carried out in accordance with the approved details thereafter.

Comment: these details are fine to discharge

Re-consultation

Yes, on submission of stonework details