

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

23 January 2026

Application reference

25/00568/FUL

Address

Mayfield Motors, Tim Bobbin Garage, 5 Kiln Lane, Milnrow, OL16 3JF

Proposal

Change of use from dwellinghouse to 3no self-contained flats including alterations to fenestration and external elevations - Retrospective

Affected Heritage Assets

Designated heritage assets

- 2, 4 and 6 Bridge Street (Former Milnrow Chapel)

Non-designated heritage assets

- Lily Street Mills

Summary

While the proposal would not harm the significance of the listed buildings, the external alterations have harmed the character and appearance of the host property.

Assessment

The application site is a two-storey dwellinghouse in Milnrow. At one time, the house was likely part of a longer 'L' shaped terrace. Its precise date is not known, but it likely dates from the second half of the 19th century and is clearly depicted on the 1890s OS map. The property is built of red brick laid in English Garden Wall bond. The property has an arched doorway and stone lintels and sills to the windows, with dentil moulding below the eaves. The house adjoins a commercial garage, which is faced with corrugated metal. In the 20th century, the red brick terrace appears to have made way for a kiln works. It is not clear whether the current commercial garage incorporates some

of the earlier kiln works. The application property appears to have been vacant for a long period of time, prior to its recent conversion into flats. While not listed or locally listed, the building was not without architectural merit prior to the works being carried out.

To the southwest of the site lies 2, 4 and 6 Bridge Street. These properties were originally built as Milnrow Chapel, dating from the early 18th century. It is constructed of a hammer-dressed watershot stone with graduated stone slate roof. The date of conversion into cottages is not known, however, by the 1890s, the floor plan appears to have been subdivided into three properties.

These cottages sit in a prominent location at the junction of Kiln Lane, Bridge Street and Lily Street. In their wider setting are other vernacular stone buildings, including the grade II listed 1 and 3 Dale Street. These buildings form the historic village core.

To the north of the site lies the former Lily Street Mills, which is included on the Council's list of non-designated heritage assets. The surviving elements are used for warehousing.

The application is being made retrospectively for the conversion of the house into three apartments. As part of the works, the front elevation of the building has been rendered and the rear of the building has been clad in timber. New black UPVC windows have been installed. The render along the front elevation and the timber cladding to the rear have obscured the original brickwork and detailing. This is regrettable, particularly on the front elevation, where the render has obscured the decorative detailing, including the arch and stone detailing over the front door and the stone sills and lintels. These features contributed to the architectural interest of the building and meant that despite its derelict condition, it was a positive contributor to the historic streetscene. The obscuring of these features has harmed the visual appearance of the building and in its current form

The flank elevation of the building has not been rendered and remains brick. This elevation is visible in views of the listed buildings. The front and rear elevations are not readily visible in the same views as the listed buildings, due to the topography, position of the garage and the orientation of both buildings. Additionally, the house is seen in the context of the commercial garage, immediately adjacent to the site. Given the above, it is considered that the works have not harmed the setting of the listed buildings or their significance. Nevertheless, the external alterations have harmed the character and appearance of the host building.

Re-consultation

No