

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

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Date

27 January 2026

Application reference

25/00899/FUL

Address

Shippon Cottage, Tunshill Lane, Milnrow, OL16 3TS

Proposal

Alterations to existing outbuilding including raising the eaves height to allow conversion into residential annex together with the erection of replacement stone-built stables following demolition of existing stables

Affected Heritage Assets

Designated heritage assets

- Shippon Cottage (grade II)

Non-designated heritage assets

- Carr Farm

Summary

The proposed development would result in less than substantial harm to the significance of Shippon Cottage. This harm does not appear to have been adequately justified. It should be weighed against any public benefits stemming from the proposal.

Assessment

Site description and significance

The application site comprises Shippon Cottage and its associated outbuildings. The Cottage was originally built as a farmhouse and has a datestone of 1622. It is built of sandstone, with mullioned windows, some of which have hoodmoulds. The farmhouse later came to be used as a shippon associated with Carr Farm adjacent to the site, before falling into dereliction. The farmhouse was

restored and extended in the 1990s. The detached garage, which is the subject of this application was approved as part of these works (D35822 and D35823 refer). The farmhouse is listed at grade II for its special architectural and historic interest. While little survives internally, the exterior of the building retains features including the datestone and hoodmoulds around the mullioned windows.

The garage has a simple form and is constructed in stone with a slate roof. The roof has a steep pitch, matching that of the farmhouse. There do not appear to be any records of the stables being built, although they appear to have been in-situ for several years. The stables are timber and of modest proportions. They do not appear out of keeping in their rural surroundings. Neither the garage nor the stables appear to predate 1948 and as such are not curtilage listed. As such listed building consent is not needed for the works proposed. Nevertheless, both structures are within the immediate setting of the farmhouse and as such the impact on the significance of the listed farmhouse is a material consideration.

The barn and farmhouse at Carr Farm are depicted on the first edition OS map from c.1850 and while altered retain original features, including the arched entrance to the barn. Both buildings are still legible as vernacular, rural buildings and meet the criteria for assessment as non-designated heritage assets. They also make a positive contribution to the setting of the listed Shippon Cottage.

Relevant legislation and planning policy

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 applies. This requires local planning authorities when considering applications affecting listed buildings, to have special regard to the desirability of preserving the building 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. Paragraph 213 states that *“any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”*

Paragraph 215 states that *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal”*.

The impact of a development on a non-designated heritage asset is also a material planning consideration. A balanced judgement should be had, having regard to the significance of the asset and the scale of any harm or loss.

At a local level, PfE policy JP-P2 and Rochdale CS policy P2 apply. Policy P2 seeks to conserve, enhance and promote key heritage assets, which include listed buildings.

Assessment of proposals

The proposed scheme includes the following works:

- Conversion of garage to create a residential annex, including the raising of the existing eaves
- Construction of replacement stables

Garage conversion

As noted above, the garage was constructed in the late 1990s and is not of any architectural or historic interest. Nevertheless, it is a relatively modest structure, built of stone with a steep roof pitch that is not dissimilar to the host property. It is separated from the main house by the road and sits at a slightly higher level, such that the ridges of both buildings are broadly similar. The garage is not overly prominent within the setting of the listed building, as a result of its proportions.

To facilitate the conversion works and allow full head height at first floor level, the proposal includes the raising of the eaves. Existing and proposed sections should be provided showing the listed building in relation to the garage.

Notwithstanding this, the works would give the building an incongruously shallow roof form, which is not reflective of the surrounding historic buildings. The increase in wall height would also increase the massing of the building. The result would be a boxy and awkward structure, which would relate poorly to the proportions of the surrounding vernacular farm buildings. The increase eaves height would also make it a more prominent feature within the setting, and this would be exacerbated by its higher ground level. It is considered that these works would detract from the setting of Shippon Cottage resulting in less than substantial harm to its significance.

Construction of replacement stables

As noted above the existing timber stables are modest in proportions and not intrusive within the setting of the listed building. The proposed stables would be built in stone with a substantially greater footprint and volume than the existing. The proposed footprint would appear to be comparable to that of the listed Cottage. Their size and scale and the stone construction would all mean that they would be substantially more prominent and intrusive in the setting of the listed building than the existing timber stables and would no longer read as a modest ancillary feature in the grounds. The new stables would be an intrusive form of development within the setting of the listed building and would result in less than substantial harm to its significance.

The plans indicate that UPVC would be used for the windows. The windows on both existing and proposed buildings should be timber. The approved plans at the time of the conversion of the farmhouse show timber windows and doors. The UPVC windows installed in the farmhouse would appear to be unauthorised and cannot be used as justification for UPVC windows on the other buildings.

The sections indicate that the land levels would need to be raised to enable a level platform for the stables. Further details regarding the extent of these engineering works should be required, so that the impacts on the listed building can be properly assessed. This should include a north-south section and the area to be clearly marked on the site plan. The increase in levels could have a visual impact, particularly if it not appropriately landscaped.

Conclusions

The proposed development would result in less than substantial harm to the significance of the listed building as a result of intrusive and incongruous development within its setting. It is not considered that this harm has been adequately justified. This harm should be balanced against any public benefits stemming from the proposal.

Re-consultation

Yes