

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

19 December 2025

Application reference

25/01093/HOUS

Address

Old Police Station, 77 Mellor Street, Rochdale, OL11 5BT

Proposal

First floor infill extension, single storey rear extension following demolition of existing rear conservatory and insertion of rooflights to rear elevations.

Affected Heritage Assets

Designated heritage assets

- Spotland Mill (grade II)
- Spotland Bridge Conservation Area

Non-designated heritage assets

- Old Police Station, 77 Mellor Street

Summary

Further information needed in respect of the proposed dormer infill extension.

Assessment

Built as a police station in 1908, the property was later converted into residential use. While it has undergone some unsympathetic alterations, it still retains a number of original and historic features, including stone detailing and parapet features, as well as the word police engraved on the entrance. It is a good example of an Edwardian Police Station and has been identified as a non-designated heritage asset for its architectural and historic interest.

It sits on a prominent junction within the Spotland Bridge Conservation Area and makes a positive contribution towards the architectural and historic interest of the Conservation Area. This Area is

characterised by its distinct industrial heritage; the centrepiece of which is the grade II listed Spotland Mill. The application site lies within the immediate setting of this mill.

As the application site is within the Conservation Area and the setting of a grade II listed building, the provisions of 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Additionally, the provisions of NPPF Chapter 16 apply, and at a local level PfE policy JP-P2 and Rochdale CS policy P2.

The proposal follows on from an earlier scheme for extensions and alterations (24/00039/FUL refers). This scheme was approved following amendments and the removal of the dormer window and raised eaves detail.

The current proposal includes the following works:

- Single storey rear extension and new rooflights
- First floor infill extension

The application is supported by a detailed heritage statement, which sets out the significance of the affected heritage assets.

The proposed rear extension and rooflights are considered to have a neutral impact on the proposal, noting that a later conservatory would be replaced. Samples of materials and conservation style rooflights should be required by condition.

The proposal also includes an infill dormer extension in the same position as the dormer window, which was previously raised as a concern. The revised scheme proposes a reduced dormer window, which does not extend up to the ridges and is set further back from the face of the side elevation. Additionally, the plans now proposed to retain an existing chimney. These alterations would help to reduce the visual impact of the proposed extension. The changes to the materials would also in principle give it a more contemporary and lightweight appearance.

While the revised scheme would overcome some of the concerns, more details of the dormer element are required, to ensure that it has an acceptable relationship with the host building. Please can the applicant provide a large-scale detail of this element along with images of precedents.

This information is needed to establish the overall impact of the proposals and the acceptability on the NDHA and within the Conservation Area.

As per my previous comments, it is noted that grey fencing has been installed around the perimeter of the site. This appears to have been installed recently and does not appear to have planning permission.

Re-consultation