

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

11 February 2026

Application reference

25/01024/FUL

Address

1 Oldham Road, Rochdale, OL16 1UA

Proposal

Change of use from public house to 9-bedroom HMO (sui generis) and erection of three storey rear extension including extension and alterations to existing roof and fenestration

Affected Heritage Assets

Designated heritage assets

- Rochdale Town Centre Conservation Area
- 24 Baron Street (grade II)

Non-designated heritage assets

- Cask and Feather, 1 Oldham Road

Summary

The proposed development would result in less than substantial harm to the significance of the designated and non-designated heritage assets. This harm could be partly mitigated by securing appropriate detailing, but the residual harm to significance would need to be weighed against any public benefits stemming from the proposals.

Assessment

Site description and significance

The application site is the Cask and Feather Public House, located on Oldham Road, at the junction with Drake Street. Drake Street was built circa 1800 to connect the newly built canal wharfs with the

town centre. Buildings developed along Drake Street shortly afterwards, and development was largely complete by 1844. The Cask and Feather is one of several pubs to survive from the first phase of development in the early 19th century and was originally known as the Junction Inn. It is a two-storey building, with a slate roof and chimneys. Originally, it was likely brick but is now fully rendered and it has a distinctive projecting battlemented neo-Tudor frontage. This is a later alteration added between 1892 and 1910. The building is a surviving example of the early development along Drake Street and is characteristic of this development in terms of its scale, massing and form. For its architectural and historic interest, it has previously been identified as a non-designated heritage asset.

The site also lies within the Rochdale Town Centre Conservation Area. It is within the Regency Drake Street Character Area, which developed to link the canal wharfs and later the railway with the town centre. While the area has suffered from a lack of maintenance in places and unsympathetic alterations, the early 19th century street plan and many of its buildings are still legible. The Cask and Feather PH makes a modest, positive contribution to his part of the Conservation Area.

To the rear of the site lies 24 Baron Street. This is a rare surviving example of an early 19th century house and workshop and is listed at grade II for its special architectural and historic interest. It has group value with 24a Baron Street, a former 19th century stables and forge, which was for a time used by the Cooperative Society.

Relevant legislation and planning policy

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) - in considering whether to grant planning permission [...] for development which affects a listed building or its setting, the local planning authority [...] shall 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.

72(1) - this section requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas, when considering planning applications which affect them.

National Planning Policy Framework (NPPF 2025)

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, should require clear and convincing justification.

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 (para 215).

The effect of an application on the significance of a non-designated heritage asset is also a material planning consideration. A balanced judgement should be had, having regard to the scale of any harm or loss and the significance of the heritage asset (para 216).

At a local level, Places for Everyone (PfE) policy JP-P2 and Rochdale CS policy P2 apply and relate to the conservation and enhancement of the borough's heritage.

Assessment of proposals

The proposal is for the conversion of the public house into a 9-bedroom HMO. The works include the raising of the roof by 1m and the construction of a two-storey side extension and flat roof three storey extension. The proposals follow on from a previous scheme for the raising of the roof and extensions to the public house (21/00976FUL refers). In approving this scheme, it was concluded that the less than substantial harm caused to the designated and non-designated heritage assets would be outweighed by the public benefits.

The current proposals are broadly similar externally to the approved scheme, but do not include the two-storey rear extension previously proposed. The level of harm to the significance of designated and non-designated heritage assets would be less than substantial as previously concluded, owing to the alterations to the roof form and the raising of the roof, which would distort the proportions of the original building. The officer should satisfy themselves that the use of the building as an HMO would bring with it the same level of public benefits necessary to outweigh this harm.

The plans are unclear in relation to the materials proposed for the rear extension and details should be provided of proposed materials. The roof should be clad in natural slate and natural stone should be used alongside the render (as previously proposed). Windows should either be timber or aluminium and rainwater goods should be cast metal.

Conclusions

The proposed development would result in less than substantial harm to the significance of the designated and non-designated heritage assets. This harm could be partly mitigated by securing appropriate detailing, but the residual harm would need to be weighed against any public benefits stemming from the proposals.

Re-consultation

Yes, if there are any substantial changes to the proposals.