

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

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Date

16 February 2026

Application reference

25/01068/HOUS

Address

Brearley Farm, Rakewood Road, Littleborough, OL15 0AG

Proposal

Erection of a single storey side extension and additional hardstanding

Affected Heritage Assets

Designated heritage assets

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Non-designated heritage assets

- Brearley Farm

Summary

While there are no objections to the principle of an extension in heritage terms, there are some concerns about the form and design of the proposed extension.

Assessment

Site description and significance

The application site, Brearley Farm, is a former laithe house: a typology with house and barn combined, which is typical of the Pennines region. The submitted heritage statement advises that the house likely dates from the late 18th century, with the barn dated to 1829, but likely a replacement of an earlier structure. The upper floor run of mullioned windows indicate that textile production took place alongside farming at the property, again this was widespread in the region. The barn was largely rebuilt as part of the conversion works to residential and alterations were

made including the raised height of the cart entrance. However, the original use is still legible. The site is of some architectural and historic interest as an example of a vernacular, isolated farmstead. It has been identified as a non-designated heritage asset.

Relevant legislation and planning policy

The impact of a development on a non-designated heritage asset is 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 (NPPF paragraph 216). At a local level PpE policy JP-P2 and Rochdale CS policy P2 apply. Policy P2 seeks to conserve, enhance and utilise non-designated heritage assets, including promoting their sensitive restoration.

Assessment of proposals

The proposal is for the construction of a single storey side extension. There are no heritage objections to the principle of a side extension in this location, noting the historic presence of a lean-to. However, there are some concerns regarding the form of the extension, the extent of glazing and the roof design.

Historically, extensions to barns would often have had simple forms, with limited glazing. This reflected that they were utilitarian structures, where the primary consideration was ventilation rather than light. Historic England guidance on making alterations to agricultural buildings notes that *“overtly domestic extensions such as porches and conservatories are alien in character and can rarely work within the context of historic farm buildings.”*

In this instance the roof form with the glazed lantern and the large areas of glazing along the front and side elevations give the extension a clear domestic appearance, which is at odds with the simple form of the former laithe house. It is considered that the proposed extension because of the roof form and extent of glazing would appear as a discordant addition, which would result in minor harm to the significance of this non-designated heritage asset. This is a material consideration in the planning balance. To overcome these concerns, the roof form should be simplified to a simple lean-to, (which could include rooflights) and the extent of glazing, particularly along the front elevation, reduced.

It is noted that while the farmhouse is original, the attached barn was rebuilt using salvaged materials. Although this has reduced its significance, it is still legible as a former laithe house. Any extension should look to complement the simple form and functional appearance of the host building.

Conclusions

While there are no heritage objections to the principle of an extension, the current design would be discordant next to the former laithe house, resulting in some harm. This is a material consideration in the planning balance. the identified harm could be overcome by simplifying the roof form and reducing the glazing.

Re-consultation

Only if significant changes are made to the scheme.