

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

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Date

27 February 2026

Application reference

PL/2025/1239 and PL/2026/0050

Address

Standrings, Bagslate Moor Road, Rochdale, OL11 5XT

Proposal

Formation of new access off Greenview Drive including dropped kerb with installation of new access gate and alteration to boundary wall

Affected Heritage Assets

Designated heritage assets

- Standrings House (grade II)

Non-designated heritage assets

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Summary

While there are no heritage objections to the principle of new gates in this location, the proposed gates would appear unduly imposing and elaborate for their position and proposed use to provide occasional garden access to the rear of the property. They would not appear subordinate to the existing entrance, confusing the hierarchy of entrances and approach to the listed building. This would result in a degree of less than substantial harm, as the principal entrance to Standrings House would no longer be apparent.

Assessment

Site description and significance

Standrings House was originally a laithe house. Laithe houses are a historic, rural typology, typical of the Pennines region and comprise the farmhouse and barn in a single linear building. The building

dates from 1791 but has been altered since this date. The original barn has also been altered and now has a domestic appearance. The historic maps also indicate that the house underwent alterations in the second half of the 19th century. The rear garden of the House was relatively small at this time. The House and grounds underwent another phase of alteration in the 1930s. The grounds were much extended and the property was gentrified. The OS maps from the 1950s show much larger grounds, with formal gardens, a tennis court and new outbuildings, including one along the eastern boundary, close to the proposed new entry gates.

This section of the boundary wall appears to have been built as part of the housing development to the south, which was granted planning permission in the late 1990s. As such it is not of any particular historic or architectural interest. However, it does clearly define the boundary of the listed building and separate it from the modern development to the south and east.

Relevant legislation and planning policy

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) - in considering whether to grant listed building consent for any works 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.

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.

National Planning Policy Framework (NPPF 2025)

Chapter 16 deals with preserving 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 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 (paragraph 215).

At a local level, Places for Everyone (PfE) policy JP-P2 and Rochdale Core Strategy (CS) policy P2 apply.

Assessment of proposals

The proposal is for the creation of a new entrance into the garden area of the property, onto Greenview Drive. The submitted design and access statement notes that this new access would provide occasional access into the garden for garden maintenance. However, the submitted heritage statement relates to proposals for a new dwelling on the site, rather than simply an access for occasional garden maintenance. This should be clarified with the applicant.

The proposed gates are shown to be set back from the highway with stone piers and a decorative metal gate design, which looks to reflect that of the other entrances to the property. As noted above, the existing wall appears to have been built as part of the residential development scheme in

the late 1990s and although it may contain historic material, is not of itself of historic or architectural interest. On this basis, there is no objection to the principle of creating a new opening within the wall. There are however some concerns with the proposed design and scale of the gates.

There are two existing entrances to the property, one along Bagslate Moor Road and another along Green View Road to the north of the currently proposed access. There is a clear hierarchy in terms of the entrances to the property, with the existing entrance to the north, of a more ornate design, demarking it as the principal entrance into the grounds of the listed building. The proposed gates are of a similar height and design to these gates, disrupting the existing hierarchy of entrances to the property. They would appear overly grand for gates serving the garden area and ancillary outbuildings and would not appear subordinate to the existing principal entrances to the property. As a result of their design and scale, they would appear unduly elaborate and imposing for their purpose, resulting in less than substantial harm to the significance of the designated heritage asset. This harm should be weighed against any public benefits derived from the proposal.

Any gates in this location should be clearly subordinate and of a simple, unadorned design. The piers should also be omitted.

Re-consultation

If there are significant changes to the proposal.