

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

PL/2025/1317

CASE OFFICER

Michael Atkinson-Smith

DETERMINATION DATE 12.03.2026 **EXT OF TIME** 27.03.26**Address:** Boundary Wall of Partnership House, Sparrow Hill, Rochdale OL16 1QT

Proposal: Construction of stone steps to pedestrian gated opening to Partnership House boundary wall to edge of Broadfield Park Slopes. Stone steps to overcome ground level difference between Broadfield Park Slopes side of the wall, and Partnership House side of the wall, following recent construction works which have involved construction of pathway to Broadfield Park Slopes resulting in lower level of land adjacent to gated opening.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION**GRANT SUBJECT TO CONDITIONS****CHECKED AND SIGNED OFF BY:** RK**DATE:** 26/03/2026

SITE

Partnership House is a prominent Grade II listed building located on Sparrow Hill in Rochdale. The building was originally constructed as the vicarage for St Chad's Church (listed at Grade II*), which lies immediately to the north-east. It is within the Rochdale Town Centre Conservation Area and lies adjacent to the Grade II registered Broadfield Park.

The house was built in 1725 and is a fine example of the Queen Anne period of domestic architecture. It has been extended several times over the 19th and 20th century. The building ceased to be used as a vicarage in the 1980s, when the new vicarage was constructed to the south of the site. It was later used as a museum before housing council offices, although the building is currently vacant.

The building was first listed on 25 October 1951. The listing description is as follows:

"GV II Vicarage, now museum. c.1724 and c.1820. Brick with stone basement, stone features, C20 tile and stone slate roofs. Double depth with central staircase plan with later additions to left and right. Two storeys with attic and two basement storeys. Five bays with two bay addition to left and gabled single storey addition to right. Windows are eight-pane sashes with flat gauged brick arches, stone sills and keystones. Square bay window to left addition. Six-panel fielded door, overlight and segmental hood with carved shell and cherub, on enriched console brackets. Wood modillion eaves cornice continues round left addition and over central gable. Stone quoins.

Rear facade c.1820, re-used stone mullioned windows and door surround. Projecting stair bay. Good panelling to most rooms. Entrance hall connects with stair by segmental arch with panelled pilasters, keystone and soffit. Original staircase with open string, column-on-vase balusters and deep handrail.

Said to be built for Samuel Dunster D.D. (Faculty applied for 1724) who "adopted the plan of his house in Marlborough Street, London," William Robertson 1889 The social and political history of Rochdale, being a companion volume to 'Old and new Rochdale and its people' and 'Rochdale past and present' Rochdale: the author"

Bordering the site to the north is Broadfield Park Slopes, also occasionally referred to as Packer Spout Gardens. The Slopes form part of the wider Broadfield Park which is a Grade II Registered Park and Garden. The Broadfield Slopes were added to Broadfield Park in the 1890s, but were not laid out to a design by the Borough Surveyors Department until 1925.

The Broadfield Park Slopes play an important role as the backdrop to Rochdale Town Hall and have recently undergone a significant makeover as part of the wider Rochdale Town Hall and Town Hall Square restoration projects.

The Partnership House boundary wall is located to the south-west of the Broadfield Slopes construction site, to the north-east of Partnership House, and to the north-west of the Rochdale Parish Church of St Chad. The southern end of the boundary wall is attached to the Grade II listed Wall to the north-west of the Church. The wall is made of coursed stone, with lower courses being larger than the upper courses. The wall is

stepped in height, with steps lowering to follow the gradient of the topography. The wall is topped with evenly sized coping stones.

PROPOSAL

As part of the access required to carry out the works to Broadfield Slopes, part of the boundary wall of Partnership House was temporarily dismantled and rebuilt, pursuant to Listed Building Consent 25/00224/LBC

Listed Building Consent is now sought for the construction of new steps to the gated pedestrian opening within the boundary wall, due to a change in ground level adjacent to the gated opening.

In total, there are four steps in the formation of a curve, with a low retaining wall to one side. The steps are constructed in natural stone to match the boundary wall of Partnership House.

RELEVANT PLANNING POLICY AND LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF)

Chapter 16 – Conserving and Enhancing the Historic Environment

National Planning Practice Guidance (NPPG)

Places for Everyone joint development plan

JP-P2 Heritage

Adopted Rochdale Core Strategy (CS)

P2 Protecting and enhancing character, landscape and heritage

DM1 General development requirements

Ancillary Documents

Rochdale Town Centre Conservation Area Appraisal

Rochdale Town Centre Conservation Area Management Plan

RELEVANT SITE HISTORY

25/00224/LBC	Dismantling and re-building of a section of the Partnership House boundary wall to form a temporary construction access to Broadfield Slopes. Granted STC
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23/01393/FUL	Landscaping and planting scheme to Broadfield Park Slopes (Grade II registered park) to include repair/refurbishment and instatement of new handrails, boundary treatments, retaining structures, SUDS and decorative water features, lawn terracing, accessible and general pathways and surfaces, seating, lighting, interpretative material, and public art pieces. Repair and refurbishment scheme to Packer Spout Steps and fountain,
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including the instatement of new lighting and handrails. Granted
STC

CONSULTATION RESPONSES

Conservation Officer - No objection.

Historic England - No objection.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours, a site notice displayed in the vicinity and an advertisement posted in the local press. No public representations have been received.

ANALYSIS

As part of the works to Broadfield Slopes, a section of the boundary wall between this area and Partnership House was taken down to create a site compound. The impact of these works was considered as part of a previous listed building consent application. The wall has been rebuilt, as approved, with the addition of steps from the gate down onto Broadfield Slopes. Listed building consent is required for the steps as they connect to a wall, which forms part of the curtilage of the former Vicarage to St Chad's, known as Partnership House, which is listed at grade II. The steps are constructed of stone reclaimed from the site and are in keeping with the appearance of the boundary wall. They have not resulted in any harm to the historic fabric and they also enable access between the Slopes and Partnership House, given the change in ground levels. The addition of the steps has had a neutral impact on the significance of Partnership House and the other nearby heritage assets. The steps preserve the special interest of the listed buildings and preserve the character and appearance of Rochdale Town Centre Conservation Area.

No objection has been raised by the Conservation Officer,

On this basis, it is considered that Listed Building Consent should be granted and that the application is compliant with the requirements of the Planning (Listed Buildings and Conservation Areas Act) 1990, policy JP-P2 of the adopted Places for Everyone joint development plan, policies P2 & DM1 of the adopted Rochdale Core Strategy and Chapter 16 of the NPPF.

RECOMMENDATION

GRANT subject to the following conditions:

1. The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents:

- Heritage, Design and Access Statement by Donald Insall Associates dated 16.12.2025;
- Location Plan
- Plans and Sections RTH.05 3600
- Supporting photography

and the development shall be carried out in complete accordance with these drawings, documents and Method Statement hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.