

APPLICATION NUMBER: 24/00387/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
24/00387/FUL

CASE OFFICER
Rosalind Gralton

DETERMINATION DATE 02.09.2024 **EXT OF TIME** 17.12.2025

Address: Crescent Hall Edmund Street Rochdale OL12 6QG

Proposal: Erection of 1500mm-300mm high mesh boundary fence around perimeter of the site atop existing boundary wall, and erection of hard standing to the northern side of the church.

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?	Y

EIA	Screening opinion completed and saved to Onbase?	NA
-----	--	----

CONDITIONS	Pre-commencement conditions proposed?	NA
	Pre-commencement conditions agreed (or notification period expired)?	NA

RECOMMENDATION	APPROVE SUBJECT TO CONDITIONS
----------------	-------------------------------

SITE

The application site relates to Crescent Hall, a Grade II listed former Wesleyan chapel in the Spotland area of Rochdale. The site is situated in a dense residential area, prominently situated on the crossroads of Edmund Street and Silver Street.

The site is located within the Spotland Bridge Conservation Area and within the Defined Urban Areas (G/D/1). The site is currently used as a nursery.

The formal listing of the building is under 'Silver Street Chapel, Silver Street' first listed in 2003. The listing details is below:

'335/0/10061 SILVER STREET 30-SEP-03 Silver Street Chapel

II

Non-conformist chapel. Dated 1893, with additions of 1902, and later C20 alterations and additions. By Edgar Wood, architect, of Middleton, for the Wesleyan Methodists, with additions of 1902 by T.Butterworth, architect of Dearnley. Red brick, laid to English bond, with ashlar sandstone dressings, quoins and decorative banding. Restrained Arts and Crafts style.

PLAN: Original T-shaped plan modified by additions to north and south elevations.

EXTERIOR: Front (east) elevation with wide gable rising from a sandstone plinth, with ashlar sandstone banding within the brick walling. Central entrance with ashlar quoining and semi-circular arch headed opening with drip mould. Datestone to the left of the double doorway. Ashlar plaque above arch head extends to dentilled cill band to stepped full-width window to gable apex, made up of 7 linked lancets. The gable apex is rendered, with sculptural decoration in the form of a tree rising from the arched head of the central lancet. Set in from the corners of the gable are wide sloping coursed stone buttresses which terminate above the cill band. Deep overhang to roof verges, supported on projecting ends of purlins and wall plates. Side (south) elevation with single-storeyed 4-bay addition extending almost the full length of the chapel. Projecting gable to east end with stepped 3-light stepped lancet window and sloping angle buttresses. 2-storeyed gabled crosswing to west end with 3-light stepped lancet window to upper floor above ground floor doorway. Between the gabled ranges, a 3-bay link with intermediate buttresses, each bay with 3, 3 over 3 pane windows. Lancets to west gable now blocked.

HISTORY: The Silver Street chapel is amongst Wood's earliest ecclesiastical commissions. The first, the Unitarian Chapel in Middleton was demolished in 1965. The building was built as a Wesleyan Chapel.'

PROPOSAL

Planning permission and Listed Building Consent is sought for the erection of a 1500mm-300mm high boundary fence atop the perimeter wall, and an area of hardstanding to the northern side of the church, to accommodate a soft-rubber type surface for a children's play area, ancillary to the existing nursery use.

The fencing would be of a bow top design.

The application is accompanied by 24/00388/LBC for Listed Building Consent.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO3	Improving design, image and quality of place
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development

Places for Everyone Joint Development Plan (PfE)

JP-P1	Sustainable Places
JP-P2	Heritage

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
--------------	---------------------------

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

24/00388/LBC - Erection of 800mm high boundary fence around perimeter of the site atop existing boundary wall, and erection of hard standing to the northern side of the church – Pending decision

CONSULTATION RESPONSES

Highways And Engineering

No objections to the originally submitted mesh fencing. Following amendments to plans, a transparent arrangement was clarified as the most preferable outcome.

Conservation And Design

No objection subject to confirmation of details, appropriate materials conditions and confirmation of wall repair/replacement details.

REPRESENTATIONS

The application was publicised by way of neighbour notification and site notice. 4 letters of representation were received. 3 objections, 1 supporting letter.

Concerns were raised in relation to fencing off the area and the loss of playing space for children. Concerns were also raised due to the visual impact of the fencing, impact on property prices and a concern raised regarding the ownership of the boundary wall. Concern was raised regarding the consultation process being carried out correctly due to no letters received.

A letter of support was received for the fencing due to security reasons.

Officer response: Amended plans were received to alter the design from the original submission and renotification was provided to ensure full clarity on the proposed fencing heights and works in respect of the immediate neighbouring properties. A site notice was also posted adjacent to the site. It is noted a further representation was made following the re-notification period with the same concerns regarding the boundary wall ownership.

The applicant has signed a Certificate A with the application stating they are the owner of all the land within the red line boundary. No evidence has been supplied to the contrary.

ANALYSIS

Principle of Development

Heritage

The application relates to the erection of a 1500mm to 300mm high fence, and a small area of hardstanding to the curtilage of the Grade II listed Crescent Hall.

Policy P2 of the Rochdale CS relates to protecting and enhancing character, landscape and heritage by conserving, enhancing and promoting key heritage assets including consideration of their wider settings. Places for Everyone Plan Policy JP-P2 seeks to encourage heritage place-making and states the desire to positively conserve, sustain and enhance the historic environment, heritage assets, and their settings.

Paragraph 212 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

Paragraph 215 continues '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 including, where appropriate, securing its optimum viable use.'

The erection of the railings and the hardstanding would be designed sensitively with respect of the Listed Building and would result in the continued use of the building as a day nursery. Historic images show evidence of fencing on the site and as such the proposal would result in neutral impact subject to a suitable specification.

As such, and with the above policies in mind, it is considered that subject to the appropriate assessment of development management matters as considered in detail below, the principle of the development is strongly supported.

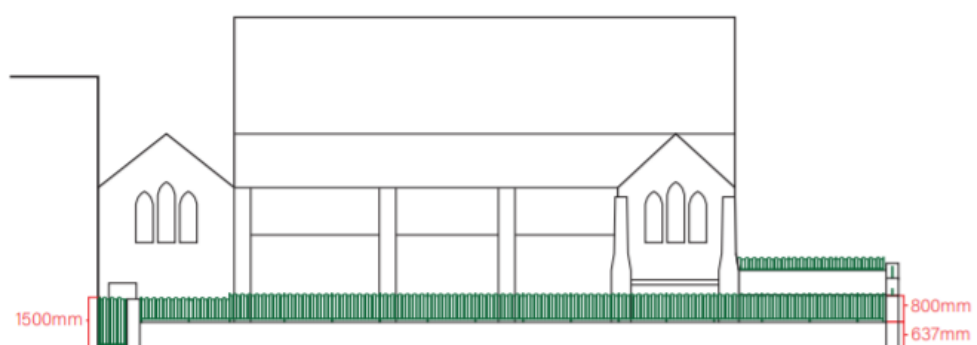
Visual amenity

The proposed railings would be designed with a bow top railing and secured via condition painted black. It is not considered this to be unacceptable with regard to Policies P2, JP-P2 and paragraphs contained within the NPPF in relation to design and heritage. Planning conditions secure the materials via condition.

Residential amenity

The proposal would result in various sizes of fencing around the perimeter of the site. The design of the fencing would ensure the transparency between the highway and the site. It is acknowledged the fencing would introduce a fence where there is currently none, however in context of the height of the fencing immediately adjacent to 164 Edmund Street, a proposed site plan with annotations has been submitted. The fencing would not be atop the shared boundary, and the gate would fencing would not total above 1500mm when measured from ground level. As such, it is not considered the proposed fencing would result in any detrimental residential amenity impact to this effect.

Figure 1: Screenshot of the proposed elevation drawings – South Elevation



Source: Applicant submission

In relation to the hardstanding to the northern parcel of the site to facilitate the children's play area, it is not considered this would incur any unacceptable residential amenity impact.

Highways

The application has been reviewed by the Council's Highway Service and they have confirmed no objections to the proposals. The proposal would maintain transparency to the highway and would not detrimentally impact visibility at the junction of Edmund Street with Silver Street.

The proposed development is not expected to impact on road safety on the wider highway network and as such, the proposal is considered to be acceptable in respect of highway safety and in accordance with policy DM1 of the Core Strategy.

RECOMMENDATION

GRANT subject to the following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

'Amended Proposed Site Plan with Annotations' received 03/11/2025

'Amended Proposed Elevations' received 03/11/2025

Location Plan

and the development shall be carried out in complete accordance with these drawings and documents 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.

3. The fencing hereby approved shall be a metal bow top railing design and shall be retained as such.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Notes for Applicant:

None

Report Author Rosalind Galton