

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00719/LBC	Aimee Bovaird	28 th January 2025

Address: Holy Trinity Parkfield Sunny Brow Road Middleton Rochdale M24 4AX

Proposal: Conversion of Church to a single residential dwelling with internal and external alterations. These include rooflights and secondary glazing to existing windows, new fire doors and replacement entrance door, new walls and glazed screen, mezzanine floors and staircases, new kitchen, bathrooms and bedrooms, alterations to the vestry and organ chamber, re-plastering, repointing, replacement rainwater goods, removal of pews and installation of underfloor heating

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?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: TH

DATE: 21.02.2025

SITE

This site relates Grade II Listed Church of the Holy Trinity Parkfield, off Sunny Brow Road in Middleton. The church building is of a conventional design of the mid-19th century and its historic significance is particularly associated with its stained glass and detailed internal features including, stone reredos with a relief of the Last Supper and its roof of curved braces rising from stone corbels.

The list description reads as follows:

*'ROCHDALE, ARCHER PARK, Church of the Holy Trinity, Grade II
(Formerly also listed as Church of the Holy Trinity Sunny Brow Road, Parkfield)*

Church. 1861-2. By George Shaw of Uppermill. Coursed square stone with ashlar dressings and slate roofs with stone-coped gables. Decorated style. Chancel with apse, south vestry and transept, nave and south porch. Polygonal apse has east trefoil and lancets either side. 2-light windows to nave north side. South vestry has 2-light window and door. Double gabled south transept has 3-light windows. 2-light windows to aisle and door to south porch. West end has 4-light window and bellcote to gable. INTERIOR. Chancel has finely carved stone reredos with relief of the Last Supper within an openwork canopy. Choir stalls with panelling behind. Low stone and marble chancel screen. Roof of curved braces rising from stone corbels. Stained glass to apse windows. Nave has carved pulpit on stone base and octagonal font. Stained glass to some windows including west. Roof of arched braces rising from stone corbels. South transept has stained glass and, on the piers of the arcade, a very unusual and significant 1st World War memorial of large brass plaques fitted to the sides. These record all the many names of those from the parish who fought in the war, those who did not return inscribed in red. The particularly unusual feature is that they are listed by the street from which they came. This small well-detailed church has much of interest in fittings and glass and a War Memorial of special significance.'

The site is located within the Defined Urban Area and is in a predominately residential area. Access to the site is off Archer Park.

PROPOSAL

The application proposes the conversion of a church to a single residential dwelling with internal and external alterations, including new bedrooms, bathroom and kitchen, proposed double garage with off street parking and new timber fence.

The proposals will include internal and external alterations. External alterations consist of adding 8 new roof lights. Solar panels are proposed on the northern and southern elevation. Internal alterations consist of an additional first floor. The vestry and organ chamber is changing into two bedrooms with en suites. The main staircase is accessed from the west and the secondary staircase proposes access to the master bedroom.

The existing windows are proposed to be restored.

On the mezzanine floor three bedrooms with en suites are proposed with a balcony. On the ground floor a kitchen area and dining space are proposed. A living room,

utility room, bathroom, two offices, a library and two bedrooms with en suites are proposed.

A double garage is proposed on the south of the site.

RELEVANT PLANNING POLICY

The Planning (Listed Building and Conservation Areas) Act 1990

Section 66 of the above Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State 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 Guidance

National Planning Policy Framework (NPPF) December 2024

Chapter 16 – Conserving and Enhancing the Historic Environment

Places for Everyone (PfE) Joint Development Plan

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

DM1	General development requirements
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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

20/01121/LBC – Internal alterations including subdivision of part of ground floor and removal of pews – Approved

19/00398/LBC - Internal alterations including installation of mezzanine floor and staircase and subdivision of part of ground floor; and external alterations including formation of car park, installation of security gates and re-laying of pathway, to allow for use of building as day care centre for adults with learning difficulties – Refusal

20/01001/LBC – Conversion of War Memorials from church – Granted

CONSULTATION RESPONSES

Conservation And Design

No objections

Joint Committee Of National Amenity Societies

No objections

REPRESENTATIONS

Letters of notification were sent to all surrounding properties, a site notice was placed in the vicinity of the site and a press notice. Two letters of support from members of the public have been received. A support letter from the Church of England

ANALYSIS

Impact on Heritage Assets

When making a decision on all listed building consent applications, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires a local planning authority to 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. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

'Significance' with regard to heritage assets is defined by the NPPF as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

The setting of a listed building is defined by the NPPF as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

NPPF paragraph 210 sets out that in determining applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

NPPF paragraph 212 states that 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.

This is reiterated at a local level by Rochdale CS policy P2, which seeks to protect the borough's heritage. This policy seeks to conserve, enhance and promote key heritage assets, which includes all listed buildings.

In assessing the impact on the significance of the Listed Building, the proposed internal and external works to the existing building are appropriate and would lead to the conservation and improvement over the existing situation and it would result in the preservation of the Listed Buildings.

Assessment of Harm to the Listed Building

In regard to the proposed internal works, including two mezzanine floors, removing some pews and choir stalls are considered acceptable. As noted by the Conservation Officer, retaining some pews and choir stalls is important as they are a feature of the church.

In regard to the proposed external works including the new entrance door, CCTV, rooflights and air source heat pump. The proposal originally included solar panels, these have now been removed. These proposals are considered acceptable due to further details being secured via condition.

The proposal includes two mezzanines to be free standing, reducing the harm resulting from this new structure. New subdividing walls are proposed, these will create new rooms and are considered acceptable. Full details of the proposed subdividing walls can be conditioned.

The proposal includes retaining some pews and choir stalls, these are important features, and it is welcomed that some have been retained. Full details of this can be secured by condition.

The application also proposed a double garage that is detached from the existing building. The Conservation Officer raised concerns over the proposed garage appearing large in scale and looking overly domestic. The Conservation Officer concluded the garage will result in less than substantial harm to the significance of the heritage asset.

In conclusion the proposed works would maintain the character of the building and not have a negative impact on the designated heritage asset. However the proposed garage is considered to result in less than substantial harm to the significance of the heritage asset

Impact on Listed Building - Balancing Exercise

The NPPF requires, where harm to a heritage asset is identified, that a balancing exercise is undertaken with respect to the public benefits of a scheme. Paragraph 206 of the NPPF requires great weight to be given to the assets conservation. Where a development would lead to less than substantial harm to a designated heritage asset, Paragraph 208 of the NPPF requires Local Planning Authorities to consider this harm against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The proposed double garage will cause less than substantial harm to the existing church building. The proposed garage is separate from the existing building and will have capacity for two cars. The garage will have an overly domestic appearance in comparison to the church building and solar panels are proposed on the roof. Through amendments to the scheme the number of solar panels has been reduced.

It is accepted that the overall benefit of bringing the church into viable use and restoring parts of the existing building that have deteriorated over time outweighs the harm caused by the addition of a garage.

The application is therefore considered to accord with policies P2 and P3 of the Core Strategy, in accordance with the balancing exercise required by the National Planning Policy Framework, the identified harm to the significance of the Listed Building is considered less than substantial, and is outweighed by the public benefits provided by the proposal. The Local Planning Authority has therefore carried out the duty in accordance with the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) and the application is subsequently recommended for approval.

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: 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:

Location Plan 9221 BA XTG LP DR A (01)100 P1
Ground Floor Plan as Proposed 9221 BA XTG GF DR A (04)001 P2
Garage Plan and Elevations as Proposed 9221 BA XTG 1-1 DR A (20)001 P3
Site Sections as proposed 9221 BA XTG 1-1 DR A (06)010 P3
Site Plan as Proposed 9221 BA XTG SP DR A (04)004 P4
Ground Floor Demolitions and Alterations Plan 9221 BA XTG GF DR A (01)200 P2
Roof Plan as Proposed 9221 BA XTG RF DR A (04)003 P3
Roof Demolitions and Alterations Plan 9221 BA XTG GF DR A (01)201 P2
Elevations as Proposed 9221 BA XTG ZZ DR A (05)001 P3
Site Sections as Proposed 9221 BA XTG 1-1 DR A (06)010 P3
Door Types and Partition Screens as Proposed 9221 BA XTG ZZ DR A (20)100 P1
Mezzanine Floor as Proposed 9221 BA XTG MF DR A (04)002 P2
Sections as Proposed 9221 BA XTG ZZ DR A (06)001 P3
Former Holy Trinity Church Parkfield, Middleton, Arboriculture Impact Assessment August 2022
Proposed Rooflight Detail 9822 BA XTG ZZ DR A (20)002 P1
Holy Trinity, Parkfield Design and Access Statement. P4
Heritage Impact Assessment May 2023

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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. Notwithstanding details on the plans, no installation of roof lights shall take place until such time as full details of the proposed roof lights have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the roof lights shall be 'conservation style' fitted flush with the external surface of the roof slopes and construction details with a cross section at a scale of not less than 1:50 shall be provided. The installation of roof lights shall not be carried out otherwise in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework and PfE.

4. Notwithstanding any details on the approved plans, no works to repair any retained features including, but not limited to, pews, pew fronts, choir stalls until such time as a detailed scheme of repairs has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details before first occupation of the dwelling hereby approved and retained as such thereafter.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) and PfE.

5. No development shall commence until a structural survey of the buildings to be converted, including annotated plans to demonstrate any necessary demolition and rebuilding, and a schedule of repairs, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved survey and accompanying plans.

Reason: Insufficient detail has been submitted with the application, and to define the permission and to prevent inappropriate demolition and rebuild of a non-designated heritage asset.

6. Notwithstanding details on the approved plans, no external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting, including type, design, siting, site plan, luminance levels and product specification, are submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented and operational.

Reason: To ensure that any proposed external lighting on the site is acceptable in its context and do not detract from the character and appearance of the setting of the listed building, in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework and PfE including JP-P1, JP-P2

7. Notwithstanding any details shown on the approved plans, no development shall commence until large scale details including cross sections of glazed screens have been submitted to and approved in writing by the Local Planning Authority. The approved details should be implemented and retained thereafter

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework and relevant PfE policies including JP-P1 and JP-P2.

8. No development involving the refurbishment of windows shall commence until a full method statement is submitted to and approved in writing by the Local Planning Authority. The method statement should detail all tools to be used, any finishes or treatments to be applied, and should include measures to ensure that no undue damage will be sustained to historical fabric throughout the course of works. The window refurbishment works shall be implemented in accordance with the approved plans and retained as such thereafter.

Reason: In order to ensure use of appropriate detailing and materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework Framework and relevant PfE policies including JP-P1 and JP-P2.

9. Notwithstanding any details on the approved plans, works to the entrance door shall not commence until full details including product specifications of new door, fixtures and fittings, cross-section and elevation details, large scale cross sectional drawing details should be provided at a scale of not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved method statement and details and they shall be retained as approved thereafter.

Reason: In order to ensure use of an appropriate design and materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework and relevant policies of PfE including JP-P2

10. Notwithstanding any details on the approved plans, no works to install the freestanding kitchen shall take place until such time as full details of all drainage and service runs have been provided. For the avoidance of doubt, these details shall include a plan of all proposed drainage and service runs and include details of any openings, fixings and infill repairs. The works shall then be carried out in accordance with the approved method statement and details and they shall be retained as approved thereafter.

Reason: In order to ensure use of an appropriate design and materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies P1, P2 and P3 and the National Planning Policy Framework and PfE including JP-P2.

11. Notwithstanding any details on the approved plans, no works to install any subdividing walls within the nave to nave to create the office, utility room and bathroom shall take place until such time as full details of the wall structures have been provided. For the avoidance of doubt, these structures should be free standing, other than structural supports and large scale cross sectional drawing details should be provided at a scale of not less than 1:50.

Reason: In order to preserve the historic fabric and architectural quality of the listed building in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) and PfE including JP-P2.

12. Prior to occupation of the development hereby approved, full details of the replacement pulpit as referred to in the approved plans shall have been submitted to and approved in writing by the Local Planning Authority and the replacement structure installed in accordance with the approved details and they shall be retained as approved thereafter.

Reason: In order to preserve the architectural quality of the listed building in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) and PfE including JP-P2.

13. Prior to occupation of the development hereby approved, full details of the candle chandeliers to be removed, stored, maintained and reinstalled in new locations shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to preserve the architectural quality of the listed building in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) and PfE including JP-P2.

14. Prior to occupation of the development hereby approved, full details of the liturgical features to be retained, organ screen replacement and pipe front restoration shall have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved method statement and details and they shall be retained as approved thereafter.

Reason: In order to preserve the architectural quality of the listed building in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) and PfE including JP-P2.

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.

Report Author Aimee Bovaird