

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00614/FUL	Aimee Bovaird	11 September 2023

Address: The Edgar Wood 34 Middleton Gardens Middleton Rochdale M24 4DF

Proposal: External refurbishment of a Public House including insertion of new fire exit door and bulkhead light, new concrete landing and key-klamp balustrade to the west-side elevation and repairs to ply panelling on the front elevation.

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

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

DATE: 27 March 2025

SITE

The site relates to The Edgar Wood Public House, the site is in the north western corner of Middleton Gardens and within Middletown Town Centre Conservation Area. This building is also a Non Designated Heritage Asset.

PROPOSAL

The application proposes alterations to the exterior of the building consisting of a new fire exit, new step and light and repair works to the panelling.

The proposed works have since been completed.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

7. Places for Homes

JP-P1 – Sustainable Places

JP-P2 – Heritage

9. Places for People

JP-P 1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO1 Delivering a more prosperous economy

E1 Establishing thriving town, district and local centres

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

C3 Delivering the right type of housing

SO3 Improving design, image and quality of place

P3 Improving design of new development

SO4 Promoting a greener environment

G5 Managing Protected Open Land

G6 Enhancing green infrastructure

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

DM1 General development requirements

SD1 Delivering sustainable development

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

23/00535/ADV - Application for various externally illuminated wall mounted fascia signs and 1 no projecting sign - Approved

07/D49192 - Formation Of External Drinking Area To Front Of Premises Enclosed By 1.1M High Railings And Including The Installation Of 2 Awnings To The Front Elevation – Approved

CONSULTATION RESPONSES

Highways And Engineering

No objections

Conservation And Design

Subject to amendments and conditions, a neutral impact on the significance of the heritage assets could be achieved.

Env Health - Noise/Odours

No comments received to date

REPRESENTATIONS

Letters of representation have been sent out to neighbours and a site notice has been displayed in the vicinity. No comments have been received.

ANALYSIS

Principle of Development

The development is located within Middleton Town Centre Conservation Area. Policy P2 of the Rochdale's Core requires development to conserve, enhance and promote key heritage assets. Policy E1 seeks to support thriving town centres. This proposal is for works to enhance the appearance of an existing pub, allowing its long term use and success. As such the proposals are supported in principle.

Design and Heritage

Policy P3 and DM1 of the adopted Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. The site is located within Middleton Conservation Area and as such Policy P2 in the adopted Rochdale Core Strategy is relevant which seeks to enhance and protect the character of the borough and promote heritage assets.

Paragraph 215 of the National Planning Policy Framework states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

The Council's Conservation Officer has been consulted as part of the application process and has stated that the majority of the works including such as the panel repair works, and new lanterns will have a neutral impact on the significance of the designated and non-designated heritage assets.

The Conservation Officer stated the use of a concrete lintel is not sympathetic and a stone lintel would be expected for the new fire door that has been installed. Whilst a concrete lintel is less sympathetic it is considered that the functionality of this area, being sited in an area with very limited views and in the context of the back-of-house areas of the Middleton Shopping Centre, means that this detail is negligible in the overall context of the building. Some conditions were suggested in respect of the repairs to be carried out however as these works have now been undertaken no condition would be necessary in this regard and officers have been able to review the completed works as satisfactory on site.

As no other concerns were raised in respect of the proposals impacts on, the development is not considered to result in harm to the character and significance of the Conservation Area or the non-designated asset.

The proposals would comprise a good standard of design which would enhance the appearance of an existing town centre business. In light of this, the proposals would accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework and SPD.

Other Matters

Given the limited nature of works there are no other concerns in relation to this application. The development will not change the current servicing arrangements or have any detrimental impact on highways, nor would it change the nature of operations from the site.

RECOMMENDATION

GRANT subject to conditions:

1. This permission relates to the following plans:

Proposed Site/ Block Plan
Proposed Elevations PL02 Rev A
Proposed Layout Plan PL04

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