

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/01026/LBC

CASE OFFICER

Michael Atkinson-Smith

DETERMINATION DATE 03.12.2025

Address: Townhouse Mill, Town House Road, Littleborough, Rochdale OL15 9JX

Proposal: Replacement front door and glazing in wood arched windows to first and second floor bays and installation of post box

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
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CHECKED AND SIGNED OFF BY: RG

DATE: 27 November 2025

SITE

Townhouse Mill was built in the mid-18th century as a warehouse in front of a now demolished mill. The datestone above the door is dated 1732. The building was extended with the construction of a larger three storey warehouse in the early 19th century. The mill forms part of a larger fold, which comprises Town House, as well as the mill buildings and workers housing. The group of buildings, which includes the wool warehouse is listed at grade II for its architectural and historic interest. It also makes an important contribution to the character and appearance of the Town House Conservation Area.

The former mill buildings were converted into dwellings in the mid-1990s. The existing front door dates from this period and is fabricated of timber (Oak).

The affected designated heritage assets are:

- ☐ Townhouse Conservation Area
- ☐ Townhouse Mill (grade II)
- ☐ Town House (grade II)

The affected non-designated heritage assets are:

- ☐ Lower Town House

PROPOSAL

Listed Building Consent is sought for the following works:

- ☐ Replacement of existing arched entrance door and windows;
- ☐ Part-replacement of 2no. existing windows as indicated in the Schedule of Works; and
- ☐ Installation of external post box.

RELEVANT PLANNING POLICY AND LEGISLATION

Planning (Listed Building and Conservation Areas Act) 1990 (as amended)

National Guidance

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

Places for Everyone joint development plan (PFE)

Places for People

JP-P1: Sustainable Places
JP-P2: Heritage

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
SD1	Delivering sustainable development
DM1	General development requirements

Unitary Development Plan (UDP):

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

None of relevance.

CONSULTATION RESPONSES

Conservation Officer – No objection subject to confirmation of details to achieve a neutral impact.

Joint Committee of National Amenity Societies - No comments received to date

REPRESENTATIONS

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

ASSESSMENT OF PROPOSALS

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that "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"

The proposal seeks to replace the existing timber door and glazing units within the upper floor windows. The existing door is not original and was installed in the 1990s, around the time the building was converted. The proposed door is shown to be timber and of an appropriate design.

Additional information has been submitted during the course of the application to demonstrate that the existing glazing depth is 20mm, which the applicant has confirmed is the same profile to be used for the replacement glazing. This is acceptable given the application seeks to replace contemporary materials. There would be a neutral impact on the significance of the listed building as a result of these works.

The proposed new post box would be a minor off-the-shelf feature which would cause no harm to the significance of the listed building. A condition requiring that the post box is installed into the mortar joints of the building is recommended.

Subject to the suggested conditions, it is considered that the proposals would comply with policies JP-P1 & JP-P2 of the adopted Places for Everyone Joint Development Plan, policy P2 of the adopted Rochdale Core Strategy, policy BE/17 of the saved Rochdale Unitary Development Plan, the Planning (Listed Building and Conservation Areas Act (1990) and the National Planning Policy Framework.

Summary

Based on the additional information provided during the course of the application, it is considered that there would be a neutral impact on the significance of the designated heritage assets of Town House Mill and the Town House Conservation Area, including the designated and non-designated heritage assets within it. It is therefore considered that the proposals would comply with the requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990, adopted Places for Everyone joint development plan policy JP-P2, adopted Rochdale Core Strategy policies DM1, P2 & P3 and the requirements of the National Planning Policy Framework.

RECOMMENDATION

GRANT subject to the following conditions:

1. The development hereby consented shall not be carried out otherwise than in accordance with the following approved plans and documents:
 - Location Plan
 - Proposed Door
 - Sections
 - Construction Details
 - Supporting photography
 - Heritage Statement

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Places for Everyone Joint Development Plan, adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the Planning (Listed Building and Conservation Areas Act (1990) and the National Planning Policy Framework.

2. The post box hereby approved shall not otherwise be installed than into the existing mortar joints.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with policies JP-P1 & JP-P2 of the adopted Places for Everyone Joint Development Plan, policy P2 of the adopted Rochdale Core Strategy, policy BE/17 of the saved Rochdale Unitary Development Plan, the Planning (Listed Building and Conservation Areas Act (1990) and the National Planning Policy Framework.