

APPLICATION NUMBER: 24/00388/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
24/00388/LBC

CASE OFFICER
Rosalind Gralton

DETERMINATION DATE 02.09.2024 **EXT OF TIME** 21/08/2025

Address: Crescent Hall Edmund Street Rochdale OL12 6QG

Proposal: 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.

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?	NA
	Neighbour comments received?	Y

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

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RK

DATE: 12/12/2025

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.

Designed by renowned Middleton Architect Edgar Wood, the chapel was built in 1893. It was one of his earliest ecclesiastical structures to be built. His first, the Old Unitarian Chapel in Middleton, was demolished in 1965.

The church was built in the Arts and Crafts style, with wide sloping buttresses, and elements of decorative render, which perhaps take their influence from the vernacular buildings of Essex. The Church was extended in 1902 with later 20th century additions. However, these have not diminished its special interest. The existing wall around the church was constructed c1926 and replaced an earlier wall constructed of standing York stones, which are a feature of the area, and a picket fence.

The former chapel is listed at grade II, reflecting its special architectural and historic interest. Its significance is enhanced by its links to Edgar Wood, its largely intact interior and exterior and its connections to the industrial landscape in which it was developed. The boundary wall, although a later addition, makes some contribution to the setting of the chapel. It clearly marks out its boundary and use a brick and detailing, which complements that of the chapel.

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 800mm 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 24/00387/FUL for full planning permission.

RELEVANT PLANNING POLICY

National Guidance

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

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

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.

Section 72 of the above Act states that in the exercise of planning functions with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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

RELEVANT SITE HISTORY

24/00387/FUL -

CONSULTATION RESPONSES

Conservation And Design

First Consultation

Objection to the scheme, the less than substantial harm would be caused, subject to conditions regarding materials and amendments.

Joint Committee Of National Amenity Societies

No comments received to date

REPRESENTATIONS

The application was publicised by way of neighbour notification, site notice and press notice. 5 objections were received on the application.

Concerns raised include due to obscuring views of the street as a security concern, loss of light, visual impact of the fence, impact on property prices, concern regarding party wall. Concern were also raised due to loss of the area as a play area for children, and consequently children will play in the road.

Concern was raised regarding the impact of the existing nursery on parking and traffic

Concern consultation has not been completed correctly

Officer response: Concerns regarding the visual impact of the fence including impact on neighbours is considered in the analysis section of the report below. The Council's Highways Officer was consulted on 24/00387/FUL relating to the acceptability of the scheme in relation to impact on highway safety. Council records show the notification and re-notification process has been carried out in accordance with legislation. The existing use of the building as a nursery is not a material planning consideration in relation to the erection of the fencing and play area. Additionally, boundary and party wall concerns are a civil matter and not a material planning consideration.

ANALYSIS

Impact on Character, Appearance and Heritage Assets

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development which affects a listed building or its setting, 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.

'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.'

Core Strategy policy P2 states that the Council will conserve, promote and enhance key heritage assets and their wider settings, including listed buildings, conservation areas, registered parks and scheduled ancient monuments. Policy P1 seeks (*inter alia*) to promote the development and re-use of under-used land and buildings, maximising the potential for heritage assets to provide a sense of place and image.

Paragraph 203 of the NPPF states that in determining planning applications, local planning authorities should take account of:

- ☐ The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- ☐ The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- ☐ The desirability of new development making a positive contribution to local character and distinctiveness;
- ☐ The opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 208 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.

Paragraph 213 of the NPPF states that in considering the impact of a proposed development, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration of a heritage asset and as they are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional.

Where a development would lead to less than substantial harm to a designated heritage asset, paragraph 214 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.

Assessment of Harm to the Listed Building

Erection of fencing

The proposal seeks permission for fencing atop the boundary wall on its perimeter. The Conservation Officer was consulted on the application, to which the principle of fencing on the site has historically been established. Following submission of amended plans, a suitable bow top railing style has been considered suitable and, subject to a condition securing details of fixing to the wall and its colour – agreed to be painted a navy blue, it is considered the proposed works would have a neutral impact on the significance of the listed building. As such the balancing act requirement paragraph 214 is not engaged.

Erection of area of hardstanding

The proposal also seeks permission for the erection of a small area of hardstanding on the grass to the northern side of the building. This is to facilitate a small play area. It is not considered the hardstanding of this area would be considered unacceptable or to have an unacceptable impact on the significance of the listed building or its setting. As such, the proposal is acceptable.

RECOMMENDATION

1. The works must be begun not later than 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 consent 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 accordance with these drawings and documents hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works in accordance with the policies contained within the Core Strategy, the 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: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Report Author Rosalind Gralton