

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00694/LBC	Christiana Shovlin	17 November 2023

Address: The Old Manor, Ogden Lane, Newhey, Milnrow, Rochdale

Proposal: Re-roofing and associated works including replacement rainwater goods and replacement of windows

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/a
	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	Approval subject to condition
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CHECKED AND SIGNED OFF BY: RG

DATE: 20 November 2023

SITE

As detailed in the heritage statement, this property is within the Ogden Conservation Area and is Grade II listed.

The Historic England listing (1162528) reads:

"Il B House, now storage rooms."C J IB 1660" on door lintel. Squared rubble with slate and graduated stone slate roof. 2 bays and 2 storeys. Oak Cottage (left) was at one time a projecting gabled crosswing but is now not of special interest. Projecting plinth. Projecting bay (maybe a porch) to left has quoins. Two 4-light double-chamfered mullion windows both have hoodmoulds and 2 mullions removed. A blocked door between them has an obtuse-angled lintel with date and recessed spandrels. Two first floor windows have been changed to form gabled dormer windows. Door inserted to right in Cl9. Ridge chimney stack. 2 and 3-light chamfered mullion windows to rear which also has dormer windows and a brick porch. Timber-framed internal crosswall."

The property is assessed within the heritage statement as being the core of a large farmhouse, which was later extended and converted to cottages. The listed building now comprises the Old Manor (the property) as well as the now separate Oak Cottage to its left.

PROPOSAL

The application proposes to make necessary repairs to the roof by carefully removing slates and setting them aside for reuse. The section of stone flagged roofing to the front elevation will also be stripped carefully and set aside for reuse where possible.

Any new materials which are required (slates and stone flags) are proposed to be replaced like for like. This also includes re-applying lead soakers and step details and timber spandrel details to dormer cheeks.

The other aspect of the proposed is to replace deteriorated, modern window frames with hardwood, double-glazed patterns to match the existing glazing pattern.

The present uPVC rainwater goods are also proposed to be replaced like for like.

RELEVANT PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2):

"In considering whether to grant listed building consent for any works the local planning authority or 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 Planning Policy Framework (NPPF)

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 - Conserving and enhancing the historic environment

Adopted Rochdale Core Strategy (CS) 2016:

Policy P2 – Protecting and enhancing character, landscape and heritage
Policy DM1 - General Development Requirements
Policy G4 - Protecting Green Belt

RELEVANT SITE HISTORY

No relevant planning decisions

CONSULTATION RESPONSES

Conservation And Design

N/A

Joint Committee Of National Amenity Societies

No comments received to date

REPRESENTATIONS

N/A

ANALYSIS

The proposal for relaying the existing roof coverings, replacing lead detailing and any new timber in principle, Timber for new battens and spandrel have been specified.

Likewise, details of the any replacement slates which are necessary have been specified as being like for like, although this should be confirmed with the LPA prior to instatement.

The new double glazed windows are agreeable in principle, as those which are there at present are in need of replacement. Product specifications of any replacement windows should be submitted to the LPA prior to instatement.

The replacement uPVC gutters and downpipes will not serve to preserve or enhance the listed building's character- although, as uPVC gutters and downpipes are presently in situ, this would be seen as a like for like replacement and would not further degrade the significance of the listed building. This change, in line with Historic England guides of best practice, will not further alter the significance of the listed building as the material proposed for replacement is identical to that which is in situ.

RECOMMENDATION

Approve subject to the following conditions:

1. The works must be begun not later than the expiration of 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

- C419-004– Location Plan
- C419-005 – Existing Site Plan

- C419-006 – Proposed Site Plan
- C419-001 – Existing Floor Plans/Elevations
- C419-002 – Proposed Floor Plans/Elevations
- C419-003 – Window Specifications
- 230912 – NBS Preambles – Replacement Roof and Windows
- Proposed Works at the Old Manor, Higher Ogden – Heritage Assessment

and the works shall be carried out in complete accordance with these plans and documents hereby approved.

Reason: For the avoidance of doubt and 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.

3. Details of the supplier (geographic origin and supplier for replacement stone flags) as well as photographic samples of any needed slates / stone flags to be instated to the roof should be submitted to the local planning authority for approval prior to their instatement.

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.

4. Product specifications and photographs of any replacement windows are required to be submitted to and agreed with the local planning authority prior to their instatement.

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.