

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00746/LBC

CASE OFFICER

Catherine Fenghour

DETERMINATION DATE 27.09.2024

Address: Long Street Methodist Church, Long Street Middleton, M24 5UE

Proposal: Installation of 16 display boards to the interior north and south aisle walls to the Nave of the Chapel

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

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

DATE: 27 September 2024

SITE

The application site is the grade II* listed Long Street Methodist Church in Middleton. The building was designed by eminent Middleton architect Edgar Wood. It dates from 1899 and consists of the Church, Sunday school and ancillary buildings set around a courtyard. The site lies within the Middleton Town Centre Conservation Area. Both the Conservation Area and the Long Street Methodist Church are on Historic England's Heritage at Risk register.

PROPOSAL

The proposal is for the installation of 16 exhibition boards within the church. These would be fixed into the mortar joints.

RELEVANT LEGISLATION AND PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990

16(2) 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 which it possesses.

National Planning Policy Framework

Chapter 16 – Conserving and enhancing the historic environment

Places for Everyone

JP-P2 - Heritage

Rochdale Core Strategy

P2 – Protecting and enhancing character, landscape and heritage

RELEVANT SITE HISTORY

None relevant to current listed building consent application

CONSULTATION RESPONSES

Historic England

No comments

REPRESENTATIONS

None received

ANALYSIS

The proposal is for the installation of temporary boards within the Long Street Methodist Church. These boards would be used for various exhibitions which take place within the building. The building is on the heritage at risk register and the proposed boards would support the use of the building as a public space, allowing for exhibitions and activities to take place.

They are shown to be fixed to into the mortar joints and can easily be removed when no longer in use. As such, subject to a condition requiring the making good of the mortar when no longer required, they would be wholly reversible.

It is considered that this, along with the public benefits of supporting a wider use of this at risk nationally significant building, would outweigh the very minor less than substantial harm from their installation.

The proposal would comply with the relevant legislation and policies as set out above.

RECOMMENDATION

Grant 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:

- 4000-3P - Site location plan
- 2000-3P - Proposed ground floor plan

and the works shall be carried out in complete 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

3. When no longer required, the boards and associated fixings shall be removed and the mortar shall be made good, using a mortar to match the existing

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.

Procedure Statement

Not applicable