

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00718/FUL	Aimee Bovaird	28 th January 2025

Address: Holy Trinity Parkfield Sunny Brow Road Middleton M24 4AX

Proposal: Conversion of Church to a single residential dwelling with internal and external alterations, including new bedrooms, bathroom and kitchen, proposed double garage with off street parking and new timber fence.

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?	Y

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

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

DATE: 21.02.2025

SITE

This site relates Grade II Listed Church of the Holy Trinity Parkfield, off Sunny Brow Road in Middleton. The church building is of a conventional design of the mid-19th century.

The site slopes to the south and the site is overgrown with grass and hedgerows. The site is within a primarily residential area. The topography of the site means the residential houses south of the site are set lower than the church.

The church is vacant and has been closed since 2015 and as a result of this the church has fallen into disrepair.

PROPOSAL

The application proposes the conversion of the church to a single residential dwelling with internal and external alterations, including new bedrooms, bathroom and kitchen, proposed double garage with off street parking and new timber fence.

The proposals will include internal and external alterations. External alterations consist of adding 8 new roof lights. The existing windows are proposed to be restored.

The application proposes internal alterations consisting of a free standing kitchen, a mezzanine floor, pews and choir stalls are proposed to be removed and the alter and pulpit are to be removed.

Internal alterations consist of an additional first floor. The vestry and organ chamber is changing into two bedrooms with en suites. The main staircase is accessed from the west and the secondary staircase proposes access to the master bedroom.

On the mezzanine floor three bedrooms with en suites are proposed. On the ground floor a kitchen area and dinning space are proposed. A living room, utility room, bathroom, two offices, a library and two bedrooms with en suites are proposed.

A double garage is proposed on the south of the site.

The application is also associated with 23/00719/LBC seeking Listed Building Consent.

RELEVANT PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990

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.

National Planning Policy Framework (NPPF)

Chapter 16 – Conserving and Enhancing the Historic Environment

Places for Everyone (PfE) Joint Development Plan

JP-P1 Sustainable Places

JP-P2 - Heritage

JP-S1 Sustainable Development

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Adopted Rochdale Core Strategy (CS):

SO3 Improving design, image and quality of place

C1 – Delivering the right amount of housing in the right places

P1 - Improving Image

P2 - Protecting and enhancing character, landscape and heritage

P3 - Improving design of new development

G7- Increasing the value of biodiversity and geodiversity

T2 Improving accessibility

DM1 – General development requirements

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

19/00398/LBC - Internal alterations including installation of mezzanine floor and staircase and subdivision of part of ground floor; and external alterations including formation of car park, installation of security gates and re-laying of pathway, to allow for use of building as day care centre for adults with learning difficulties – Refused

20/01121/LBC - Internal alterations including subdivision of part of ground floor and removal of pews – Approved

20/01001/LBC - Removal of war memorials from Church – Approved

CONSULTATION RESPONSES

Highways And Engineering

No objections.

Env Health - Noise/Odours

No objections.

Tree Officer

No comments received to date

Conservation and Design

Subject to amends that have been provided throughout the application process and attached conditions, no objections.

Environmental Health

No objections

United Utilities

No comments received to date

Environment Agency

No comments received to date

Lead Local Flood Authority/Drainage

No objections

Historic Buildings and Places

No objections

Gtr Manchester Ecology Unit

The following comments were received:

'The application is accompanied by an ecology report (Ecological Assessment Report, The Environment Partnership, August 2022) and a bat activity survey (Echo Calls Bat Surveys, 16th September 2022). The survey works appears to have been undertaken following best practice guidance by suitably experienced ecologists.

A previous record of a bat roost at the church from 2016 exists, this record was reported in the TEP report, but not in the Echo Calls report. The TEP report identified that the church had high potential to support roosting bats. As such three bat activity surveys were undertaken in August and September 2022 (Echo Calls). No bats or evidence of bats roosting in the church were recorded, although pipistrelle bats were recorded foraging on the site. As the survey work for the building is now 12 months old, the bats surveys will need to be updated prior to any works being undertaken to the building (as per , however this can be secured via a condition.

Based on the above, we would make the following recommendations:

- ☐ A condition should be used to secure updated bat surveys prior to any works to the church being undertaken, as per section 5.4 and 5.5 of the bat surveys (Echo Calls, September 2022).*
- ☐ Any new external lighting must be designed in line with best practice guidelines (e.g. <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>) to avoid impacts on nocturnal animals such as bats.*
- ☐ Work (including work to the building and any vegetation and site clearance) should be timed to avoid the main bird nesting season (March - August inclusive) unless it can otherwise be demonstrated that no active bird nests are present.*
- ☐ Biodiversity enhancements should be delivered by this application, in line with the measures/details identified within the ecology report which include provision of bat, bird and hedgehog boxes.*
- ☐ An informative should be used so that the applicant [is aware of the legal protection that certain species receive and that the granting of planning permission does not negate the need to abide by the laws that are in place to protect biodiversity. If at any time any protected species are found or are suspected of being present on the site and adversely affected by the development, work should cease immediately and an ecologist/LPA should be contacted. The measures to safeguard species such as hedgehogs](#)*

identified on the ecology report should be followed (sections 5.12 – 5.16, Echo Calls).'

REPRESENTATIONS

Letters of notification were sent to all surrounding properties, a site notice was placed in the vicinity of the site and a press notice posted. Two letters of support from members of the public have been received and a letter of support from the Church of England.

ANALYSIS

Principle of Development

The proposed dwelling is within the Defined Urban Area, as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

The site is in a sustainable location as it is in walking distance to Middleton Town Centre and Middleton bus station.

The site is within a residential area and the principle of development is considered acceptable.

Impact on Heritage Asset

When making a decision on all listed building consent applications, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires a local planning authority to 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. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

‘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.’

NPPF paragraph 210 sets out that in determining applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

NPPF paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

This is reiterated at a local level by Rochdale CS policy P2, which seeks to protect the borough's heritage. This policy seeks to conserve, enhance and promote key heritage assets, which includes all listed buildings.

Character, Appearance and Heritage

Policy DM1 of the Council's Core Strategy requires all development proposals, including changes of use of land and buildings, extensions and alterations, to demonstrate that they are of a high-quality design and take the opportunity to enhance the quality of the area. Policy P3 of the Core Strategy acknowledges that good design will improve the image and attractiveness of the borough as a place to live, work and visit, and can also improve health, safety and the environment and reduce long-term costs.

The application proposes two mezzanines, one within the nave and one within the transept through amends they have been pulled away from the walls with the exception of fixings. One mezzanine will have two bedrooms, two shower rooms and a balcony, the second a bedroom, dressing room and shower room. On balance this is considered acceptable.

The conversion works would retain the character and visual appearance of the listed building, the works consist of adding eight rooflights, this is considered a high number of additional rooflights however on balance they are considered to have an acceptable impact on the character of this building, the rooflights will serve four bedrooms and a dining space.

The existing windows are proposed to be replaced, which is acceptable as many are in disrepair, improving the building's overall design.

An external garage is proposed, and this will consist of a plant room, storeroom and electric vehicle charging point. The garage will have space for two parked vehicles. The roof of the proposed garage has solar panels. The garage is 3.7m to the eaves, 5.8m to the ridge, 7.8m wide and 13.5m long. This is considered a large and domestic feature.

The Council's Conservation officer has raised concerns over the garage as it has a domestic appearance and would detract from the setting of the church. The garage would result in less than substantial harm to the significance of the heritage asset.

The applicant has stated the proposed garage will be used by future residents and the wider public benefit is bringing the church building back into sustainable use. This has been considered. The Planning Officer agrees the garage is overly domestic in appearance, however the garage is separate from the existing church building. The justification for bringing the deteriorating building back into use

outweighs the harm from the garage and full details of proposed materials will be required by condition.

The proposed materials for the garage should consist of natural stone as reconstituted stone will not be acceptable.

A new entrance door is proposed, and details have been provided and if the application is to be approved large scale drawings and details should be required by condition.

A timber fence is proposed to the perimeter of the grounds, no details of this have been provided. The timber fence should not detract from the listed building and full details should be secured via condition.

The application proposed new external CCTV cameras, these have not been shown on the submitted plans. Cameras should be fitted into motor joints and cameras and wiring should be colour matched to the stonework. If the application is to be approved full details should be required via condition. An Air Source Heat pump is proposed, this will be located behind the proposed garage and will have limited visibility, this is considered acceptable and full details will be secured via condition.

In assessing the impact on the significance of the Listed Buildings, it is considered that the proposed development is appropriate and this would lead to a significant visual improvement over the existing situation and it would result in the preservation of the Listed Buildings.

Overall the design of the proposal is considered acceptable and in accordance with requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework and Places for Everyone.

Impact on surrounding occupiers

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers.

PfE Policy JP-P1 requires all new development to be “Comfortable and inviting, with indoor and outdoor environments, offering a high level of amenity that minimises exposure to pollution; and addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter. PfE Policy JP-H3 also establishes the requirement for new dwellings to be compliant with the [Nationally Described Space Standards](#). This policy also requires all new dwellings to be built to the ‘accessible and adaptable’ standard in Part M4(2) of the building regulations.

The application proposes to convert the existing church into a single residential dwelling.

This is located within a residential area and therefore the residential use is in keeping with the surrounding area and the proposal would not result in an unacceptable level of noise or disturbance for surrounding neighbours.

The Nationally Described Space Standards sets out minimum room requirements, all the proposed bedrooms meet the requirements and are considered acceptable. All habitable rooms are considered to receive a sufficient amount of light and there is sufficient outdoor amenity space for future occupiers.

In conclusion, the proposal would comply with policy DM1 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework and Places for Everyone.

Highways and Parking

Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 117 (d) of the NPPF states that application for development should allow for the efficient delivery of goods, and access by service and emergency vehicles. The *Guidelines and Standards for Residential Development* SPD states that bin storage areas that require excessive movements from the storage area to the street should be avoided and any bin storage areas and access arrangements, including access routes for collection vehicles, should be provided in accordance with all relevant legislation and guidance, such as any relevant local planning documents, Building Regulations and Highways requirements

The proposed development includes a double garage and a connecting driveway.

A part of the application process the Council's Highway Officer has been consulted and has stated the connecting driveway and garage meets the council standards.

Landscape and Ecology

Policy G6 of Rochdale's Core Strategy aims to enhance green infrastructure and support tree planting. Trees that are to be removed should be replaced at a ratio of 2:1. Rochdale's Unitary Development Plan sets out new developments should not have a negative effect on trees.

The application has been submitted with an Arboriculture Impact Assessment and eight trees are to be removed.

The Arboriculture Impact Assessment recommends a detailed scheme of tree and hedgerow planting should be provided and include eight new trees. As mentioned above Rochdale's Core Strategy requires trees removed to be replaced at a ratio of 2:1, details of this can be secured via condition.

RECOMMENDATION

GRANT subject to conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans and documents:

Location Plan 9221 BA XTG LP DR A (01)100 P1

Ground Floor Plan as Proposed 9221 BA XTG GF DR A (04)001 P2

Garage Plan and Elevations as Proposed 9221 BA XTG 1-1 DR A (20)001 P3
 Site Sections as proposed 9221 BA XTG 1-1 DR A (06)010 P3
 Site Plan as Proposed 9221 BA XTG SP DR A (04)004 P4
 Ground Floor Demolitions and Alterations Plan 9221 BA XTG GF DR A (01)200 P1
 Roof Plan as Proposed 9221 BA XTG RF DR A (04)003 P3
 Roof Demolitions and Alterations Plan 9221 BA XTG GF DR A (01)201 P1
 Elevations as Proposed 9221 BA XTG ZZ DR A (05)001 P3
 Site Sections as Proposed 9221 BA XTG 1-1 DR A (06)010 P3
 Door Types and Partition Screens as Proposed 9221 BA XTG ZZ DR A (20)100 P1
 Mezzanine Floor as Proposed 9221 BA XTG MF DR A (04)002 P2
 Sections as Proposed 9221 BA XTG ZZ DR A (06)001 P2
 Holy Trinity, Parkfield Design and Access Statement. P4
 Heritage Impact Assessment May 2023
 Former Holy Trinity Church Parkfield, Middleton, Arboriculture Impact Assessment August 2022 (and appended plans)

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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. Notwithstanding details on the plans, no installation of roof lights shall take place until such time as full details of the proposed roof lights have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the roof lights shall be 'conservation style' fitted flush with the external surface of the roof slopes and construction details with a cross section at a scale of not less than 1:50 shall be provided. The installation of roof lights shall not be carried out otherwise in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework and PpE.

4. No development shall commence until a structural survey of the buildings to be converted, including annotated plans to demonstrate any necessary demolition and rebuilding, and a schedule of repairs, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved survey and accompanying plans.

Reason: Insufficient detail has been submitted with the application, and to define the permission and to prevent inappropriate demolition and rebuild of a non-designated heritage asset.

5. Notwithstanding details on the approved plans, no external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting, including type, design, siting, site plan, luminance levels and product specification, are submitted to and approved in writing by the Local Planning

Authority. The approved details shall thereafter be fully implemented and operational.

Reason: To ensure that any proposed external lighting on the site is acceptable in its context and do not detract from the character and appearance of the setting of the listed building, in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework and relevant PfE policies including JP-P1, JP-P2.

6. No development shall take place (including any site clearance or preparation works) until a Construction Management Plan (CMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:
 - a. the access and parking of vehicles of construction vehicles ;
 - b. loading and unloading of plant and materials;
 - c. storage of plant and materials used in constructing the development;

The approved CMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement.

Reason: To minimise negative effects on both public and private access during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework and in accordance with relevant PfE policies including JP-C8

Reason for Pre-Commencement: Vehicles accessing the site pose a threat to surrounding occupiers accessing the site.

7. Prior to occupation full details of the hard surfacing (location and materials) of the driveway and car parking as shown on 'Site Plan as Proposed 9221 BA XTG SP DRA (04)004 P4' shall be submitted to and approved in writing by the Local Planning Authority. The approved details should be implemented before occupation of development and retained thereafter.

Reason: To ensure the development provides adequate in-curtilage parking with an appropriate material finish and to comply with Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework and PfE JP-C8.

8. Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of all external surfaces including driveways and patios have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details which shall be complete prior to occupation of dwelling.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework and relevant PfE policies including JP-P1.

9. No above ground works to the garage shall take place until full specifications of materials to be used externally on the building which shall include natural

stone and natural slate, should be submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details.

Reason: Insufficient details have been provided, and in the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework and relevant PfE policies including JP-P1.

10. Notwithstanding any description in the application, no works to replace or install any external doors or windows shall take place until such time as full details of the materials, colour, method of installation and fixings has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, these details shall include detailed designs and cross sections of the window and door reveals, at a scale of not less than 1:50. The doors and windows shall be installed in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework and relevant PfE policies including JP-P1

11. No external works to install the Air Source Heat Pump shall take place until full specifications of the Air Source Heat pump have been provided. Such details should include dimensions and colour. The approved submitted details should be implemented in accordance with the approved plans and retained thereafter.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework and PfE Policy JP-P1.

12. The development hereby approved shall not be occupied until a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bat, bird and hedgehog boxes to be integrated to the fabric of the building or nearby trees hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework and relevant NPPF policies including JP-P8.

13. No works shall commence to the timber fence until full details of the fence has been provided, details should include but are not limited to dimensions, colour, scaled drawings and type of wood have been submitted and approved by the Local Planning Authority. The approved submitted details should be implemented in accordance with the approved plans.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework and relevant PfE policies including JP-P1

14. The erection of fencing for the protection of any retained tree or trees shall be undertaken in accordance with the Arboricultural Impact Assessment by

Jonathan Smith Document Reference 9536.001 dated August 2022, before any equipment, machinery or materials are brought on to the site. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy G6 of the Rochdale's Core Strategy.

15. Notwithstanding the details shown on the approved plans, no above ground construction shall take place until full details of compensatory tree planting at a ratio of 2:1 and full soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants/ trees to be retained and a scheme for the timing / phasing of implementation works. The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 10 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

16. No above ground works shall take place until updated Bat Surveys have been submitted to and approved in writing by the Local Planning Authority. The bat survey should be implemented and carried out in accordance with the details.

Reason: In accordance with the recommendations in Survey and Assessment in Respect of Bat Species and Nesting Birds dated 16th September 2022. It is more than 12 months since this survey and this is needed to ensure bats are not adversely impacted upon as a result of the development in accordance with Policy G7 of the adopted Core Strategy and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

