

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00710/LBC	Christiana Shovlin	20 September 2023

Address: 23 Wilson Street Rochdale OL12 0PW

Proposal: Various works to a listed building including the Installation of a maintenance access hatch to roof void, underpinning works to internal vestibule wall, lime plastering works to internal walls, installation of kitchenette - subsequent removal of radiator, timber beading, and relocation of a stone plaque.

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/a

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

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

DATE: 13 October 2023

SITE

The application site relates to the Hope Chapel and Parson's House, located at 23 Wilson Street in Rochdale. The building is nationally listed at Grade II*. The listing entry reads:

"Includes Parson's House No. 21 Wilson Street. Chapel and Parson's house (now caretakers house). 1810, extended towards Hope Street in 1848, datestones to front and rear. Brick with rendering in places, stone dressings and slate roof. Meeting hall with four-sided gallery the organ being housed on the fourth side with vestry beneath. The central door opens into a hall which gives access to the balconies by means of side stairs. The parson's house is attached to the Wilson Street end. 2 storeys, 3 bays, stone plinth and banding, two tiers of windows under giant arches with moulded architrave, keystone and stone panel separating the windows. There were formerly two door openings to either side of the central window but is now a central one. Stone cornice and parapet. Side elevation: the double gable defines the building of 1810 right and 1848 left. The parson's house is of 2 bays and 3 storeys, built at two dates, with stone sills and lintels and a hipped roof. The interior fittings are in excellent condition and include communion rail with cast iron balusters, central pulpit, box pews which curve round three sides of auditorium and gallery, panelled gallery supported on cast-iron columns with foliated capital and organ. Most would appear to date from 1845. John Kershaw was the founder; there is a memorial to him on the west wall."

The Baptist Chapel became vacant several years ago. The attached house (21-23) was granted consent in 2019 to be converted to a house of multiple occupancy. The chapel and its heritage significance were analysed in order to form the heritage impact assessment for this application. It assesses the development of the building over time:

"The building was altered and extended in several phases, particularly in 1848 when the chapel was enlarged to the south and the interior re-fitted. The plain former parson's house was originally built as a single-bay house around the same time as the chapel, and was enlarged to the west in 1887; it was subdivided to create two dwellings in the 1990s. No.21 is the larger house added in 1887 and No.23 is the smaller house on the site of the first parson's house, partly rebuilt in 1887 and altered in the 1990s.... The existing form and arrangement of the chapel building dates from the extension and alterations made in 1848; the gallery, pews and pipe organ all appear to date from this period. Other changes were made later in the early 20th century, such as the glazed timber screens forming vestries and in the vestibule. The current central entrance doors were installed in the first half of the 20th century, replacing a pair of earlier arched doorways that were blocked."

A series of alterations resulted from the conversion of the adjoining property to a house of multiple occupancy. An ancillary room, located above the chapel was formerly the sole access to the Church's roof. Since the subdivision of the property, this area has been re-fitted and is no longer giving access to the structure's roof.

There have been a series of defects to the building associated with its long-term dereliction:

- ❑ defects in roof coverings as a result of lead theft; subsequent water penetration at roof level
- ❑ destabilisation of the vestibule wall stemming the aforementioned leaks at roof level
- ❑ water penetration at the eastern wall, resulting in degradation of corresponding internal plastering

PROPOSAL

The proposal is for the installation of a maintenance access hatch to roof void, underpinning works to internal vestibule wall, lime plastering works to internal walls, installation of kitchenette - subsequent removal of radiator, timber beading, and relocation of a stone plaque presently in the ground floor to the first floor.

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

19/00578/LBC – approved – 07/11/2019

Internal and external alterations to 21 and 23 Wilson Street in connection with the proposed use of each property as a 5 bed HMO (C4) including change of use of the upper attic above 23 Wilson Street, from storage area for adjacent Chapel to part of HMO.

CONSULTATION RESPONSES

Highways And Engineering

The application does not appear to have any impact on the adopted highway network therefore we raise no objection and require no specific planning conditions.

Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

Joint Committee Of National Amenity Societies

No comments received to date

ANALYSIS

There will be some less than substantial harm incurred by the loss of the timber beading, relocation of the stone plaque, and the creation of a maintenance hatch at first floor level, under NPPF paragraph 202. All of the aforementioned changes would

result in a slight loss of significance to the listed building. However this will facilitate the building's continued use as a community centre and church. This optimum viable use would be aided by the creation of a kitchen, the change which would incur the greatest degree of less than substantial harm to the listed building.

The proposed hatch is believed to help facilitate ongoing maintenance of the building as a whole and to prevent future moisture ingress, which has caused most of the defects noted presently. In this vein, a series of underpinning works are proposed to the ground floor. This is believed to be in favour of the building's continued conservation; a satisfactory method statement has been provided on the plans.

The proposed lime plastering is agreeable in principle, as this would be reinstating a historical feature to the property and helping to ensure the long-term viability of the building fabric in these locations. Although the recipe hasn't explicitly stated, nor has it been indicated where the plastering will be located. A method statement for these works as well as for the fixing of kitchen cabinets has been submitted and is agreeable.

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

- 3525/01 (Rev B) – Proposed FF Loft Hatch Location
- 3525/02 (Rev A) – Ex. Ground Floor Entrance Lobby
- 3525/03 (Rev A) – Proposed GF Kitchen Layout
- 3525/04 – Remediation Work and Specification
- 3525/05 – Site and Location Plans
- 11477-01 (Rev P1) – Existing Plan and Sections
- 11477-02 (Rev P1) – Existing and Proposed Plan and Sections
- 11477-03 (Rev P1) – Proposed Plan and Sections
- 11477-04 (Rev P1) – Proposed Plan and Sections
- 11477-05 (Rev P1) – Proposed Plan and Sections

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. Full details of proposed storage location and method for floorboards and pews to be lifted during the underpinning works are to be agreed in writing with the local planning authority prior to the commencement of all works. All timber elements should be stored in a cool, dry place.

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. The location of all areas to be lime plastered, as well as the recipe for all lime plastering must be agreed in writing with the local planning authority prior to the commencement of any plastering works. All locations of proposed lime plastering should be annotated on a set of elevation and floor plans.

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.

5. A method statement for the removal and relocation of the stone plaque must be agreed upon in writing with the local planning authority prior to the commencement of these works. Any method statement should be composed by a suitably qualified heritage stonemason/conservator and should detail all tools to be used, as well as include measures to ensure no undue harm is incurred to the plaque throughout the relocation works.

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.