APPLICATION NUMBER: 19/00532/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00532/FUL	Rachel Carney	8 July 2019

Address: Rochdale Childrens Moorland Home Nab Farm Barn Field Lane Wardle OL12 9PN

Proposal: Replacement windows to north, south and east elevations; reinstatement of infilled window on south elevation at ground floor; installation of vents and 3 rooflights on north elevation and repointing.

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

CONDITIONS	**Pre-commencement conditions proposed?**	n
	Pre-commencement conditions agreed (or notification period expired)?	n/a

RECOMMENDATION	APPROVE

CHECKED AND SIGNED OFF BY: AT **DATE: 09.07.2019**

SITE

The application relates to Rochdale Children's Moorland Home, a two-storey detached property located within the defined Green Belt. The property occupies the site of what was previously Nab Road Farm and is set in an isolated position in the heart of the moorland between Whitworth and Wardle. The site is easiest accessed from Whitworth Rake, although roads cross the moorland providing access to the site from Syke Road and Rydings Road. The nearest neighbouring buildings are located at Nick Road Farm to the north east (approximately 100m away), Tab Road Farm to the north west (130m) and Moor Side Farm to the south (300m).

The Children's Home was originally an isolated stone-built moorland farmhouse, typical of those found in the Lancashire Pennines. It is dated 1756 on the datestone, but appears to be a remodelling of a predecessor of likely 17th century date. The form of the building suggests it was originally a laithe house (being attached to a barn), a typical building type in upland districts. In 1921, the farm was donated to the committee of Rochdale Poor Children's Moorland Home and is today run as a registered charity.

The property was first Grade II listed on 29th June 1966. The detail of the listing, as most recently amended in 1985, reads as follows:

> *'Farmhouse and attached buildings, now children's home. 1756 on stone lintel. Watershot stone with stone slate roof. 3-unit-2-storey farmhouse with porch to central unit. The attached buildings to the left have an outshut porch to the front and a wing and extensive C20 addition to the rear. By the presence of a cart entry, now a door, it would appear that these were farm buildings, maybe a barn. Farmhouse has various 1, 2 and 3-light flat-faced mullion windows and a projecting porch. The 3-bay building to the left has a central cart entry with 4-piece square-cut jambs and dated lintel; the projecting porch in bay 3 seems to have been added as does a lean-to which has a 3-light chamfered mullion window. The gable has a 3-light chamfered mullion window with hoodmould at first floor level.'*

PROPOSAL

The application proposes various alterations to the listed building which comprise;

1. Remove and replace existing uPVC windows with double glazed timber alternatives.
2. Installation of new roof lights
3. Reinstate mullion window to ground floor, front elevation
4. Installation of lead roof vents
5. Repointing

n.b. an accompanying application for listed building consent (19/00452/LBC) includes a longer list of alterations that include internal works that do not require planning permission.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

P1 – Improving image
P2 – Protecting and enhancing character, landscape and heritage
P3 – Improving design of new development
G4 – Green Belt
C8 – Improving community, sport, leisure and cultural facilities
DM1 – General development requirements

Unitary Development Plan (UDP):

G/D/2 Green Belt

RELEVANT SITE HISTORY

81/D13005 – Extensions to children's moorland home and construction of sewage treatment plan – Approved

89/D23615 – First floor extension to children's home – Approved

93/D29010 – Single storey extension to side of existing children's home – Approved

93/D29011 – Single storey extension to side of listed building – Granted

13/00276/FUL – Erection of recreational cabin - Approved

15/01193/FUL – Single storey side extension - Approved

15/01194/LBC – Single storey side extension – Granted

19/00552/LBC- Replacement windows to north, south and east elevations; reinstatement of infilled window on south elevation at ground floor; installation of vents and 3 rooflights on north elevation; repointing; and internal alterations including the demolition of wall to provide open plan kitchen/dining area and enlarged bedroom at first floor; lifting of first floor level; removal of suspended ceiling at first floor level; new staircase; and new WC at ground floor within existing garage– Undetermined

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

The application has been publicised with a site notice, press notice and neighbour notification letters. No letters of representation have been received in respect of this application.

ANALYSIS

The application proposes several alterations to a Grade II listed building. A separate application for listed building consent has been submitted and this applies for the external alterations included under this application as well as a number of internal works that do not require separate planning approval.

Given the scale of the works the main consideration is the impact on the listed building. It is however noted that the application site is within the Green Belt where

development is restricted to that which is either deemed to be not inappropriate or that which falls within a list of exceptions. In the case of this application the application proposes only minor alterations to the external fabric of the building. These alterations would not comprise inappropriate development, nor would they result in any harm to openness or the purposes of including land within the Green Belt. The application is therefore acceptable in terms of Green Belt policy under policy G4 of the Core Strategy and policy in the NPPF.

Impact on listed building

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.

Policy P2 of the Rochdale Core Strategy sets out that the Council will conserve, enhance and promote key heritage assets, including consideration of their wider settings.

'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 National Planning Policy Framework is concerned with conserving and enhancing the historic environment. Paragraph 192 of the NPPF states 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.

Planning practice guidance identifies that substantial harm is a high test and may not arise in many cases. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

On the accompanying listed building consent (19/00452/LBC) comments were sought from the Council's Conservation and Design Officer, English Heritage and the Joint Committee of National Amenity Societies (responses received from the Council for British Archaeology and the Georgian Group).

The scope of works applied for under the planning application is much reduced under those that are being considered under the listed building consent (LBC) application as only those works that impact on the external of the building require planning permission. Those are limited to;

1. Remove and replace existing uPVC windows with double glazed timber alternatives.
2. Installation of new roof lights
3. Reinstate mullion window to ground floor, front elevation
4. Installation of lead roof vents
5. Repointing

The above consultees have commented on these proposals under the LBC application and they are assessed accordingly below.

1. Remove and replace existing uPVC windows with double glazed timber alternatives.

It is considered that the replacement of the existing and inappropriate Upvc windows would a timber alternative would result in an enhancement to the designated heritage asset (listed building) through the reinstatement of traditional materials. This element of the application accords with policy P2 of the Core Strategy and policy in the NPPF under paragraph 192.

The Councils' Conservation Officer and the Council for British Archaeology have confirmed no objection to this element of the application.

2. Installation of new roof lights

Through consultation with the Council's Conservation Officer it is considered that the installation of roof lights in the property would result in an alteration of the original roof form. However, it is advised that this is justified through the minimal number of roof lights proposed, their sensitive location, which would be to the rear (north) elevation and the high quality design of the product chosen, which it is considered would not have an adverse impact on the character of the designated heritage asset. The Conservation Officer has therefore confirmed that the installation of roof lights would have a neutral impact and also recognised that this element of the development would greatly improve the quality of the internal space through increasing natural light levels within the property.

This element of the application is considered acceptable, resulting in a neutral impact on the significance of the listed building. This part of the development accord with policy P2 of the Core Strategy and the NPPF under paragraph 192.

3. Reinstate mullion window to ground floor, front elevation

The re-opening of the previously blocked window would create an enhancement to the designated heritage asset through the reinstatement of original form. This element of the application would accord with policy P2 of the Core Strategy and policy under paragraph 192 of the NPPF.

4. Installation of lead roof vents

Three lead roof vents are proposed to the northern roof slope of the property. The Conservation Officer has advised that this would have a neutral impact upon the designated heritage asset as this minor alteration would not have an adverse impact upon the character of the property and the inclusion of the vents would aid the energy efficiency of the property. This element of the application is acceptable, in accordance with policy P2 of the Core Strategy and policy under paragraph 196 of the NPPF.

5. Repointing

The application proposes re-pointing of the application with a traditional lime based mortar. It is considered that this would result in an enhancement to the designated heritage asset through the reinstatement of traditional materials which will enable the building to function effectively and as originally intended. This element of the application is support and would accord with policy P2 of the Core Strategy and policy under paragraph 192 of the NPPF.

Further to the above it is considered that the proposed works would comprise appropriate development to this Grade II listed building. As advised above, the works requiring planning permission would result in either a neutral impact or an enhancement to the listed building. The application accords with policies P2 of the Core Strategy and policy in the NPPF.

Other consideration

As the application is for planning permission it should be considered whether there are any other material considerations in respect the proposed works. In this regard, given that the development would represent appropriate alterations to a listed building it is considered that these works would also result in no undue harm to the wider visual amenity of the area. The development would retain and in part enhance the existing appearance of the host building and this would protect the existing amenity and character of the area in accordance with policies P1, P3 and DM1 of the Core Strategy.

The proposed works would not involve any alteration to the use of the property, although the enhancements to the living environment would support its long term use and viability as a children's home. The application would continue to support this existing community facility and result in no undue harm to residential amenity or highway safety. In this regard the application accords with policies C8 and DM1 of the Core Strategy.

Summary

Further to the above it is considered that the proposed works are acceptable and the recommendation is for approval. For a development of this type it would be normal to include a number of conditions controlling materials, structural interventions etc. However, as these elements are all covered under the listed building consent, which has a recommendation for consent to be granted, it is not appropriate to replicate the conditions under this accompanying application for planning permission. Conditions on this application should therefore be limited to the standard 3 year period and a list of plans.

RECOMMENDATION **APPROVE**

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 – Drawing no. (01) 000 Revision B
- Site Plan as Existing – Drawing no. (01) 003
- Existing Floor Plans – Drawing no. (01) 001 Revision A
- Existing Floor Plans (Demolitions and Alterations) – Drawing no. (01) 002 Revision B
- Existing Elevations – Drawing no. (02) 001 Revision A
- Existing Elevations (Demolitions and Alterations) - Drawing no. (02) 002 Revision A
- Existing Sections – Drawing no. (03) 001 Revision A
- Existing Sections (Demolitions and Alterations) – Drawing no. (03) 002 Revision B
- Proposed Floor Plans – Drawing no. (04) 001 Revision B
- Proposed Elevations – Drawing no. (05) 001 Revision A
- Proposed Sections – Drawing no. (06) 001 Revision B
- Existing and Proposed Isometric Views – Drawing no. (07) 001 Revision A

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 works in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

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.

Notes for Applicant:

The development must be carried out in accordance with the conditions listed under Listed Building Consent 19/00452/LBC.

Report Author Rachel Carney